



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, August 13, 2025

9:00 AM

Room 3024 and Hybrid

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) SANDY LANE HOMES - REZONE

[2025-744](#)

Project Number: 25-20000004

Project Description: Proposed Rezone from A-1 and R-1AA to MM for a single family residential development on 7.64 acres located on the west side of Sandy Ln, south of Sand Lake Rd

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

Parcel ID: 07-21-29-300-014A-0000++

BCC District: 3-Constantine

Applicant: Giovanni Jordan (407) 257-5740

Consultant: Mitch Collins (407) 448-8979

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

9:20AM (IN PERSON) THE PICKLR ORLANDO NORTH - PRE-APPLICATION**[2025-746](#)****Project Number:** 25-80000083**Project Description:** Proposed Special Exception to serve beer and wine at an indoor pickleball facility on 10.22 acres in the PD Zoning District located on the west side of S Hunt Club Blvd, north of E SR 436**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 07-21-29-300-016G-0000**BCC District:** 3-Constantine**Applicant:** Mo Khalil (689) 304-9772**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) ENTERPRISE TRUCK & CAR RENTAL -
PRE-APPLICATION****[2025-747](#)****Project Number:** 25-80000084**Project Description:** Proposed Site Plan for a canopy and parking lot renovations at an existing car wash on 1.21 acres in the C-2 Zoning District located on the southeast corner of N US Hwy 17-92 and Florida Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 33-20-30-506-0000-0010**BCC District:** 2-Zembower**Applicant:** Marin Sealy (786) 236-1626**Consultant:** Julie Farr (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION****[2025-721](#)****Project Number:** 25-80000078**Project Description:** Proposed Rezone and Site Plan for a 55 plus multi-family residential development on 7.67 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** Raul Ramirez (786) 202-7572**Consultant:** Diego Salazar (954) 884-5251**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

TATRA TOWNHOMES - REZONE**[2025-745](#)****Project Number:** 25-20000006**Project Description:** Proposed Rezone from A-1 to R-3A for townhomes on 11.97 acres located on the west side of Tatra St, north of W Chapman Rd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0550**BCC District:** 1-Dallari**Applicant:** Chris Leppert (407) 233-3663**Consultant:** Chris Leppert (407) 233-3663**Attachments:** [APPLICATION](#)
[COMMENTS](#)**OLIVE GARDEN OVIEDO - PRE-APPLICATION****[2025-748](#)****Project Number:** 25-80000085**Project Description:** Proposed Site Plan to demolish an existing building and construct a new restaurant on 1.79 acres in the PD Zoning District located on the south side of Red Bug Lake Rd, east of Mikler Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-31-514-0000-0020**BCC District:** 1-Dallari**Applicant:** Bob Fields (407) 245-4577**Consultant:** Janie Schaumburg (847) 219-1513**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-744

Title:

9:00AM (IN PERSON) SANDY LANE HOMES - REZONE

Project Number: 25-20000004

Project Description: Proposed Rezone from A-1 and R-1AA to MM for a single family residential development on 7.64 acres located on the west side of Sandy Ln, south of Sand Lake Rd

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

Parcel ID: 07-21-29-300-014A-0000++

BCC District: 3-Constantine

Applicant: Giovanni Jordan (407) 257-5740

Consultant: Mitch Collins (407) 448-8979



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

PROJ. #: 25-20000004
Received: 6/17/25
Paid: 6/18/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Sandy Lane Homes	
PARCEL ID #(S): 07-21-29-300-014A-0000; 07-21-29-300-015D-0000; 07-21-29-300-014C-0000	
LOCATION: 1160 Sandy Ln & 3391 Sand Lake Road, Longwood, FL 32779	
EXISTING USE(S): Single Family Home & Vacant Land	PROPOSED USE(S): Single Family Home Development
TOTAL ACREAGE: 7.64 acres +/-	BCC DISTRICT: District 3 Constantine
WATER PROVIDER: Seminole County Sunshine Water	SEWER PROVIDER: Seminole County
CURRENT ZONING: R-1AA / A-1	PROPOSED ZONING: Missing Middle
CURRENT FUTURE LAND USE: Low Density Resid. PROPOSED FUTURE LAND USE: Low Density Residential	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Giovanni Jordan	COMPANY: Jordan Homes
ADDRESS: 2653 W SR 426, Ste 1231	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-257-5740	EMAIL: gjordan@jordanhomesfl.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Mitch Collins, P.E.	COMPANY: Mitch Collins, P.E., Inc.
ADDRESS: 801 E South Street	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-448-8979	EMAIL: mitchcollins@mitchcollinspe.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Jim Shea	
ADDRESS: 1160 Sandy Ln	
CITY: Longwood,	STATE: FL ZIP: 32779
PHONE: 407-252-7675	EMAIL: www.racquetdoc@msn.com stellohomes@gmail.com

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, James K Shea, the owner of record for the following described property [Parcel ID Number(s)] 07-21-29-300-014A-0000; 07-21-29-300-0150-0000; 07-21-29-300-014C-0000 hereby designates Giovanni Jordan to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

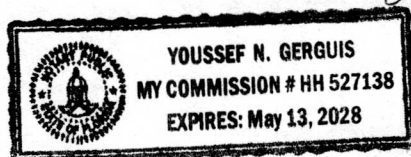
June 11, 2025
Date

James K Shea
Property Owner's Signature
James Shea
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared James Shea (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced REAL # 5000 451550680 as identification, and who executed the foregoing instrument and sworn an oath on this 11th day of June, 2025.



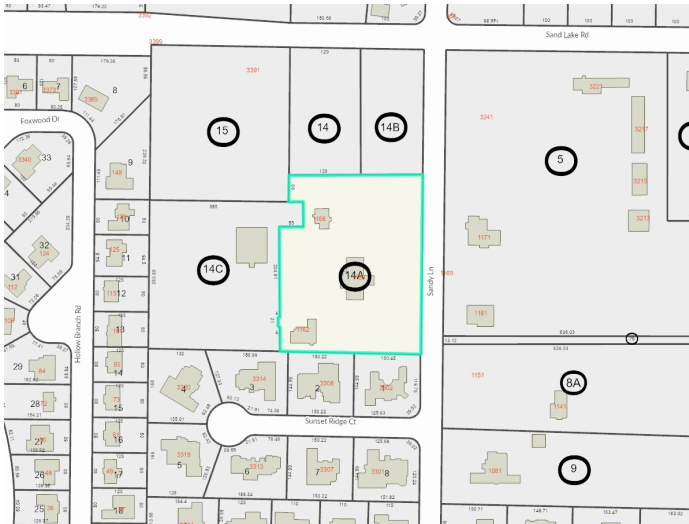
Youssef N. Gerguis
Notary Public

Property Record Card



Parcel: 07-21-29-300-014A-0000
 Property Address: 1160 SANDY LN LONGWOOD, FL 32779
 Owners: SHEA, JAMES K
 2025 Market Value \$841,206 Assessed Value \$841,206 Taxable Value \$841,206
 2024 Tax Bill \$10,934.67
 The 4 Bed/4 Bath Single Family property is 3,018 SF and a lot size of 2.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-014A-0000
Property Address	1160 SANDY LN LONGWOOD, FL 32779
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$670,744	\$657,358
Depreciated Other Features	\$26,212	\$26,212
Land Value (Market)	\$144,250	\$144,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$841,206	\$827,820
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	\$841,206	\$827,820

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,934.67
Tax Bill Amount	\$10,934.67
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Legal Description

SEC 07 TWP 21S RGE 29E
S 1/2 OF NW 1/4 OF SE 1/4
OF NE 1/4 (LESS RDS & BEG NW COR LOT 4 PB
66 PG 92 RUN N 353.89 FT E 350 FT S 61 FT W
55 FT S 204.91 FT W 4 FT S 21 FT E 4 FT S TO PT
E OF BEG W TO BEG) & S 60 FT OF NE 1/4 OF
NW 1/4 OF SE 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$841,206	\$0	\$841,206
Schools	\$841,206	\$0	\$841,206
FIRE	\$841,206	\$0	\$841,206
ROAD DISTRICT	\$841,206	\$0	\$841,206
SJWM(Saint Johns Water Management)	\$841,206	\$0	\$841,206

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/1994	\$750,000	02841/0177	Improved	Yes
WARRANTY DEED	5/1/1989	\$250,300	02068/0391	Improved	No
WARRANTY DEED	4/1/1989	\$247,700	02068/0388	Improved	No
WARRANTY DEED	7/1/1988	\$315,000	01978/0560	Improved	No
QUIT CLAIM DEED	7/1/1988	\$100	01978/0558	Improved	No
QUIT CLAIM DEED	7/1/1986	\$100	01762/1282	Improved	No
WARRANTY DEED	6/1/1984	\$175,000	01555/1031	Improved	Yes
WARRANTY DEED	4/1/1984	\$100	01544/0534	Improved	No
WARRANTY DEED	1/1/1981	\$175,000	01318/1322	Improved	Yes
WARRANTY DEED	1/1/1969	\$9,000	00743/0052	Vacant	No

Land

Units	Rate	Assessed	Market
2.89 Acres	\$50,000/Acre	\$144,250	\$144,250

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970/1989
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft²)	3018
Total Area (ft²)	4756
Constuction	SIDING GRADE 3
Replacement Cost	\$415,584
Assessed	\$348,052

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CARPORT FINISHED	528
GARAGE FINISHED	560
OPEN PORCH FINISHED	166
OPEN PORCH FINISHED	484

Building 2

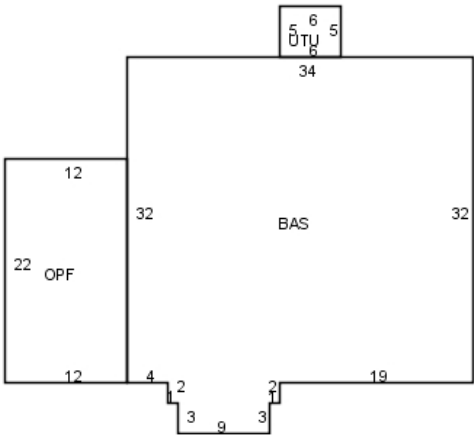
Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1970/1989
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft²)	2188
Total Area (ft²)	2448
Constuction	SIDING GRADE 3
Replacement Cost	\$254,449
Assessed	\$213,101

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)

Building Information	
#	3
Use	SINGLE FAMILY
Year Built*	1990
Bed	2
Bath	1.5
Fixtures	5
Base Area (ft²)	1137
Total Area (ft²)	1431
Constuction	SIDING GRADE 3
Replacement Cost	\$129,694
Assessed	\$109,591

* Year Built = Actual / Effective



Building 3

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	264
UTILITY UNFINISHED	30

Permits

Permit #	Description	Value	CO Date	Permit Date
10479	1160 SANDY LN: MECHANICAL - RESIDENTIAL-	\$6,500		9/1/2020
05450	LIGHTING FOR TENNIS COURT	\$0		8/1/1996
03737	TENNIS COURTS	\$34,000		6/1/1996

Extra Features

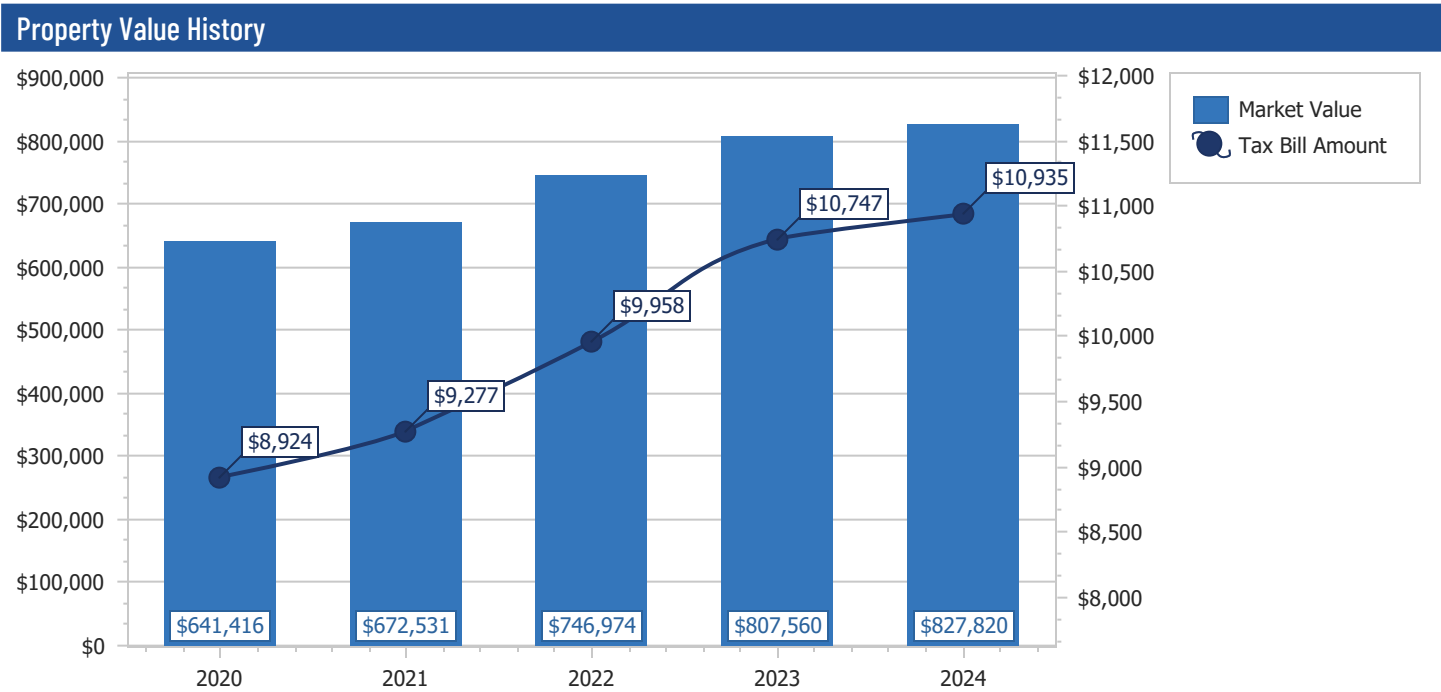
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1989	1	\$6,000	\$2,400
FIREPLACE 2	1989	1	\$6,000	\$2,400
POOL 1	1989	1	\$35,000	\$21,000
GAZEBO 1	1989	1	\$1,030	\$412

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management



Property Record Card



Parcel: 07-21-29-300-014C-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$202,619 Assessed Value \$202,619 Taxable Value \$202,619
 2024 Tax Bill \$2,463.58
 The / Miscellaneous Residential property is 5,600 SF and a lot size of 2.38 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-014C-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$77,719	\$61,933
Depreciated Other Features	\$6,900	\$6,575
Land Value (Market)	\$118,000	\$118,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$202,619	\$186,508
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	\$202,619	\$186,508

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,463.58
Tax Bill Amount	\$2,463.58
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
 BEG NW COR LOT 4 PB 66 PG 92 RUN N 353.89
 FT E 350 FT S 61 FT W 55 FT S 204.91 FT W 4 FT
 S 21 FT E 4 FT S TO PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$202,619	\$0	\$202,619
Schools	\$202,619	\$0	\$202,619
FIRE	\$202,619	\$0	\$202,619
ROAD DISTRICT	\$202,619	\$0	\$202,619
SJWM(Saint Johns Water Management)	\$202,619	\$0	\$202,619

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
SPECIAL WARRANTY DEED	11/1/2006	\$175,000	06474/1233	Vacant	No

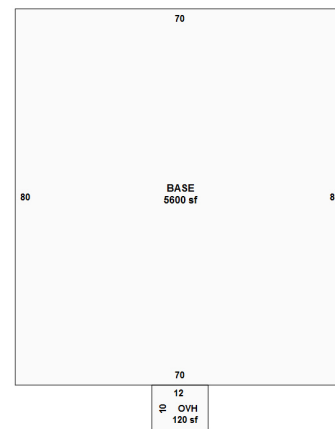
Land

Units	Rate	Assessed	Market
2.36 Acres	\$50,000/Acre	\$118,000	\$118,000

Building Information

#	1
Use	BARN/SHEDS
Year Built*	1984
Bed	0
Bath	0.0
Fixtures	2
Base Area (ft²)	5600
Total Area (ft²)	5720
Constuction	SIDING GRADE 1
Replacement Cost	\$122,392
Assessed	\$77,719

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 1

Appendages	
Description	Area (ft²)
OVERHANG	120

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 3	1989	1	\$10,000	\$4,000
TENNIS COURT - UNIT	1996	1	\$7,250	\$2,900

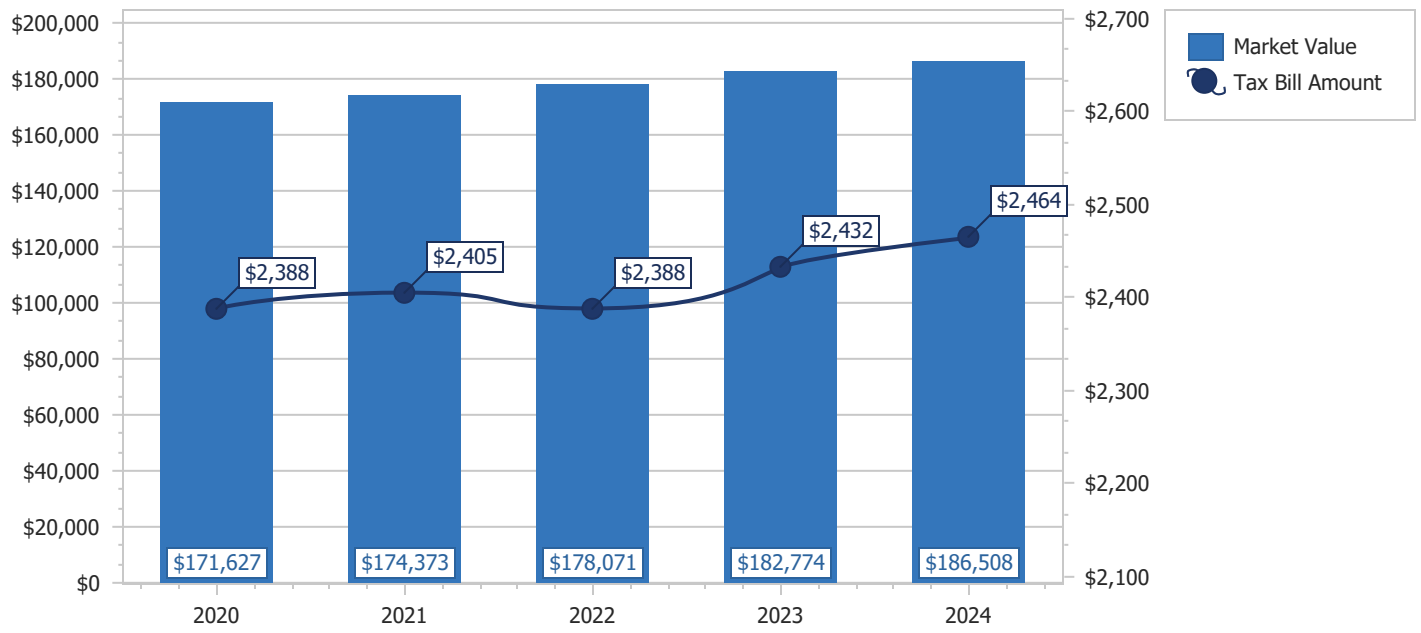
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 37

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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

Property Value History



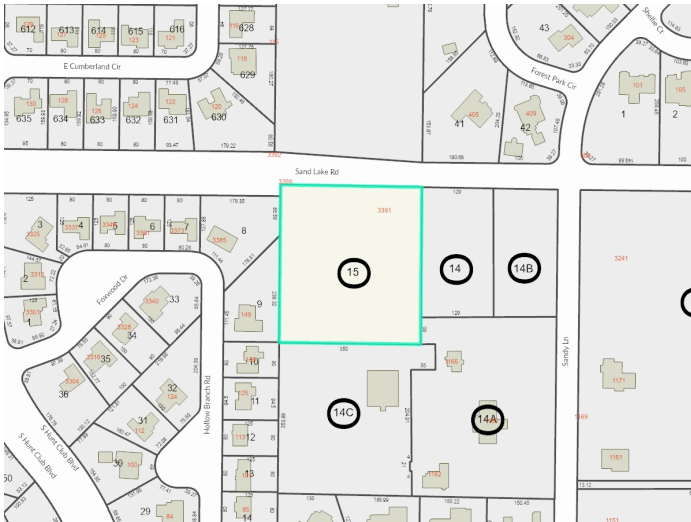
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 07-21-29-300-0150-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$120,000 Assessed Value \$120,000 Taxable Value \$120,000
 2024 Tax Bill \$1,585.08
 Pud Under Development property has a lot size of 2.55 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-0150-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
Exemptions	None
AG Classification	No

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)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$120,000	\$120,000
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	\$120,000	\$120,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,585.08
Tax Bill Amount	\$1,585.08
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
NW 1/4 OF NW 1/4 OF SE 1/4
OF NE 1/4 (LESS RD + W
16.5 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,000	\$0	\$120,000
Schools	\$120,000	\$0	\$120,000
FIRE	\$120,000	\$0	\$120,000
ROAD DISTRICT	\$120,000	\$0	\$120,000
SJWM(Saint Johns Water Management)	\$120,000	\$0	\$120,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
WARRANTY DEED	12/1/2004	\$550,000	05570/1999	Improved	Yes
QUIT CLAIM DEED	12/1/1997	\$100	03359/0639	Improved	No
SPECIAL WARRANTY DEED	12/1/1991	\$145,000	02373/1865	Improved	Yes
WARRANTY DEED	7/1/1988	\$102,100	01999/0606	Improved	Yes
SPECIAL WARRANTY DEED	3/1/1987	\$100	01830/1988	Improved	No
WARRANTY DEED	2/1/1985	\$145,000	01619/0253	Improved	Yes
CERTIFICATE OF TITLE	5/1/1982	\$30,000	01396/0319	Improved	No
WARRANTY DEED	9/1/1981	\$65,000	01358/0530	Improved	Yes
WARRANTY DEED	6/1/1978	\$67,500	01172/0961	Improved	Yes

Land

Units	Rate	Assessed	Market
2.40 Acres	\$50,000/Acre	\$120,000	\$120,000

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
03416	DEMOLISH 2 EXISTING BLDGS ON PROPERTY	\$2,500		2/15/2005
07277	MECHANICAL & CONDENSOR	\$1,332		6/22/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed

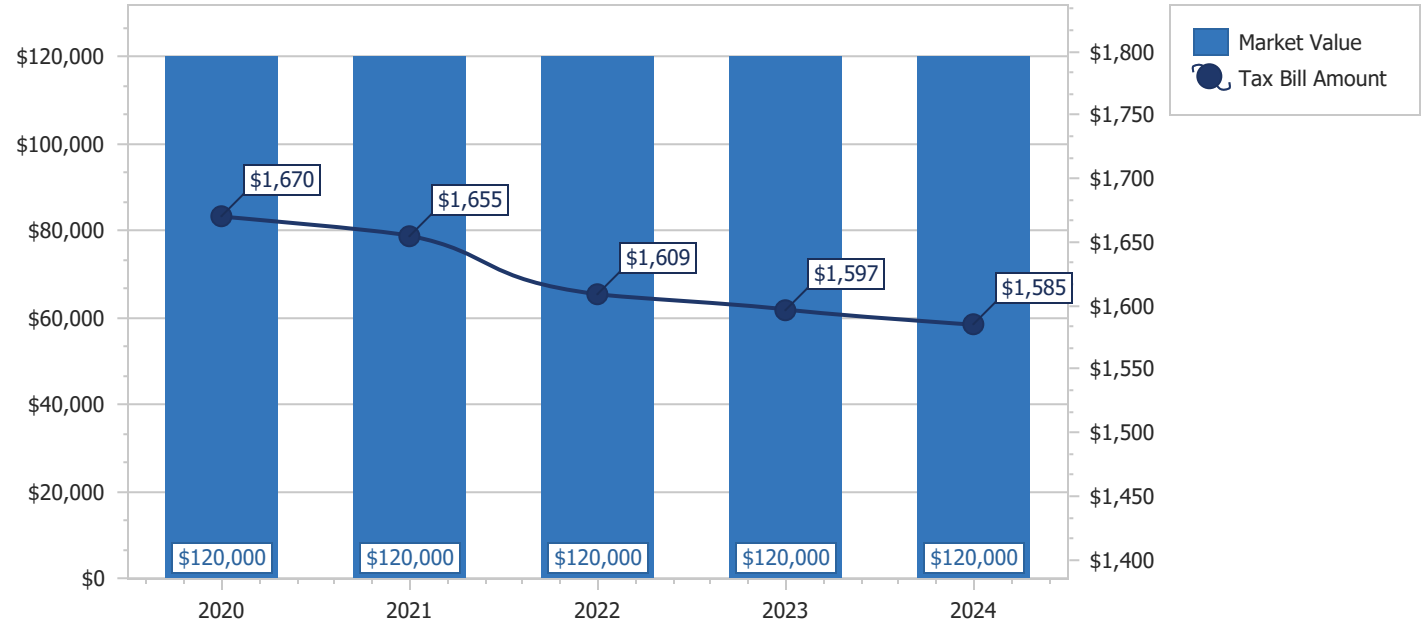
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 6/17/2025 4:28:18 PM
Project: 25-20000004
Credit Card Number: 37*****7010
Authorization Number: 209536
Transaction Number: 170625O39-B8D21A61-412E-4E4C-A741-A9D872DF9175
Total Fees Paid: 3147.30

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	47.30
REZONE TO COM, IND, OP/RP 14	3100.00
Total Amount	3147.30

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

Comment Document – Initial Submittal

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

PROJECT NAME:	SANDY LANE HOMES - REZONE	PROJ #: 25-20000004
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	6/17/25	
RELATED NAMES:	Z2025-014	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	07-21-29-300-014A-0000++	
NO OF ACRES	7.64	
BCC DISTRICT	3-Lee Constantine	
LOCATION	ON THE WEST SIDE OF SANDY LN, SOUTH OF SAND LAKE RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
GIOVANNI JORDAN JORDAN HOMES 2653 W SR 426 STE 1231 OVIEDO FL 32765 (407) 257-5740 GJORDAN@JORDANHOMESFL.COM	MITCH COLLINS MITCH COLLINS, PE, INC 801 E SOUTH ST ORLANDO FL 32801 (407) 448-8979 MITCHCOLLINS@MITCHCOLLINSPE.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per SCLDC Sec. 30.14.8 A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation.	Info Only
2.	Buffers and CPTED	Please provide a Final Development Plan in order to fully evaluate required buffers. Buffer requirements will be evaluated based on project intensity. Please see the following SCLDC Section for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.3BU	Unresolved
3.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
4.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
5.	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
6.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (soil types: Tavares-Millhopper complex and Astatula-Apopka fine sands). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
7.	Natural Resources	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
8.	Natural Resources	Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards: (1) Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site. (2) Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement. (3) Be selected from the list of approved Canopy Street Trees (30.14.15(j)). (4) Meet the standards of Sec. 30.14.16. - General provisions for all landscaped areas.	Unresolved
9.	Planning and Development	Please provide a Final Development Plan in accordance with Seminole County Land Development Code (SCLDC) Section 30.8.3.3	Unresolved

10.	Planning and Development	Please provide Building Elevations in accordance with Seminole County Land Development Code (SCLDC) Section 30.8.3.3.	Unresolved
11.	Planning and Development	Per SCLDC Sec. 30.8.3.7 (b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards: (1)Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site. (2)Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement. (3)Be selected from the list of approved Canopy Street Trees (30.14.15(j)). (4)Meet the standards of Sec. 30.14.16. - General provisions for all landscaped areas. This will be required to be shown at the time of Final Engineering. Please make a note on the Final Development plan that this section of code will be adhered to.	Unresolved
12.	Planning and Development	Please provide the legal description of the property in PDF format.	Unresolved
13.	Planning and Development	Please add a note to the Final Development plan stating "Project shall adhere to all Missing Middle Standards contained within Seminole County Land Development Code Sec. Sec. 30.8.3. - MM Missing Middle District and Alternative Standards."	Unresolved
14.	Planning and Development	All Missing Middle development standards and requirements should be adhered to and/or referenced on the Final Development Plan. Please see standards of Missing Middle at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST	Info Only
15.	Planning and Development	A guide for what a Final Development Plan should contain can be found in SCLDC Section 30.8.5.5, see the following link. Due to the nature of the project, you may use standards applicable to "Master Development Plans": https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE	Info Only
16.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). 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. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Unresolved
17.	Planning and Development	Water is to be serviced by Sunshine Water. Please provide a capacity letter from Sunshine Water.	Unresolved

18.	Planning and Development	<p>Per Sec. 30.8.3.9 Missing Middle Dimensional Standards. Designated Missing Middle Units must meet the alternative design and dimensional standards described in this Section and in Table 8.3-B.</p> <p>(a) Garages, carports, open or screened porches or breezeways may not be counted toward the Minimum Living Area requirement in Table 8.3-B.</p> <p>(b) Duplexes, Cottage Court, and High-Density Single-Family structures may be located on a common lot. Where units are located on a common lot, minimum separation between structures must be ten (10) feet.</p> <p>(c) Minimum lot size requirements are not applicable to Missing Middle units.</p>	Info Only
19.	Planning and Development	Additional comments may be generated upon resubmittal.	Info Only
20.	Public Safety - Addressing	On the 001 Boundary & Topographic Survey, the street names (Sandy LN and Sand Lake RD) are incorrect. Please ensure on future submittals that the street names are spelled correctly.	Info Only
21.	Public Safety - Fire Marshal	Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
22.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
23.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
24.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
25.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
26.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
27.	Comprehensive Planning	The property has a Low Density Residential (LDR) Future Land Use (FLU) designation, which allows up to four dwelling units per net buildable acre. Please state the proposed residential density on the development plan. The allowed housing typologies in Missing Middle with the LDR FLU are: small lot single family, cottage court, duplexes, triplex/quadplex (1 or 2 story only) and townhomes (1 or 2 story only).	Unresolved
28.	Environmental Services	This development is within Seminole County's sanitary sewer service area, the nearest line to the property is an 8-inch force main running within Sandy Lake Road. Since sunshine Water Services will be the provider for potable water service, an agreement for billing of sewer will be required between County	Info Only

		and Sunshine Water Services during Engineering Plan Review and prior to approval of Utility Agreement for sewer service.	
29.	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with Sunshine Water Services to service this development.	Info Only
30.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
31.	Environmental Services	Utilities department has no objections to the proposed rezone.	Info Only
32.	Public Works - Engineering	No specific concerns with the rezone for traffic and drainage.	Info Only
33.	Public Works - Engineering	Note any connection to Sand Lake Road will require a turn lane.	Info Only
34.	Public Works - Engineering	ROW dedication similar to the development to the west will be needed for the turn lane and to get the sidewalk into the ROW.	Info Only
35.	Public Works - Engineering	Note that the drainage in this area does not have a viable conveyance system. This area has known drainage issues. The site will have to hold the entire 25-year, 24-hour storm event onsite.	Info Only
36.	Public Works - Engineering	Note that there appears to be some drainage from the north that comes to the site. This drainage has to be addressed at final engineering review.	Info Only
37.	Public Works - Impact Analysis	No Review Required. Trips generated by a maximum of 30 SF DUs are less than 50 required for a TIS to be submitted.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT AND STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	Bill White	wwhite@seminolecountyfl.gov	407-665-2021	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Approved
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	No Review Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/7/2025	The application fee allows for the initial submittal plus two resubmittals.	Kaitlyn Apgar, Maya Athanas, Sarah Harttung

Note: No resubmittal fee for small site plan

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

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

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

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-746

Title:

9:20AM (IN PERSON) THE PICKLR ORLANDO NORTH - PRE-APPLICATION

Project Number: 25-80000083

Project Description: Proposed Special Exception to serve beer and wine at an indoor pickleball facility on 10.22 acres in the PD Zoning District located on the west side of S Hunt Club Blvd, north of E SR 436

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

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

BCC District: 3-Constantine

Applicant: Mo Khalil (689) 304-9772

Consultant: N/A



PM: Tiffany

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

PROJ. #: 25-80000083
Received & paid: 7/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: The Pickle Orlando North
PARCEL ID #(S): 07-21-29-300-0166-0000
TOTAL ACREAGE: 10.22 BCC DISTRICT: 3: Constantine
ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: Mo Khalil COMPANY: Invicta Apopka LLC DBA The Pickle Orlando North
ADDRESS: 474 S Hunt Club Blvd
CITY: Apopka STATE: FL ZIP: 32703
PHONE: 689 304 9772 EMAIL: orlandonorth.fl@thepicklefranchise.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: serve beer and wine on premises

STAFF USE ONLY

COMMENTS DUE: 8/1 COM DOC DUE: 8/7 DRC MEETING: 8/13

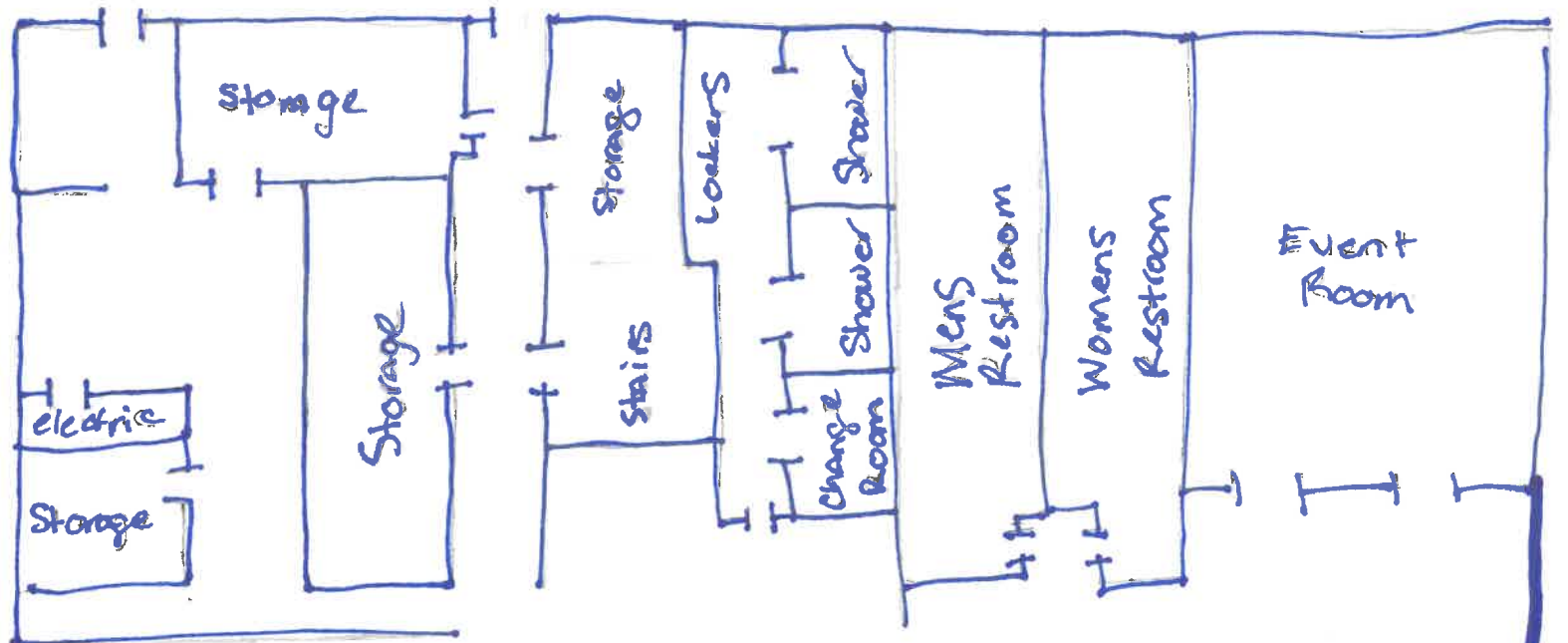
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the west side of S Hunt Club Rd
W/S: Seminole County BCC: 3: Constantine north of SR 436

Agenda: 8/8

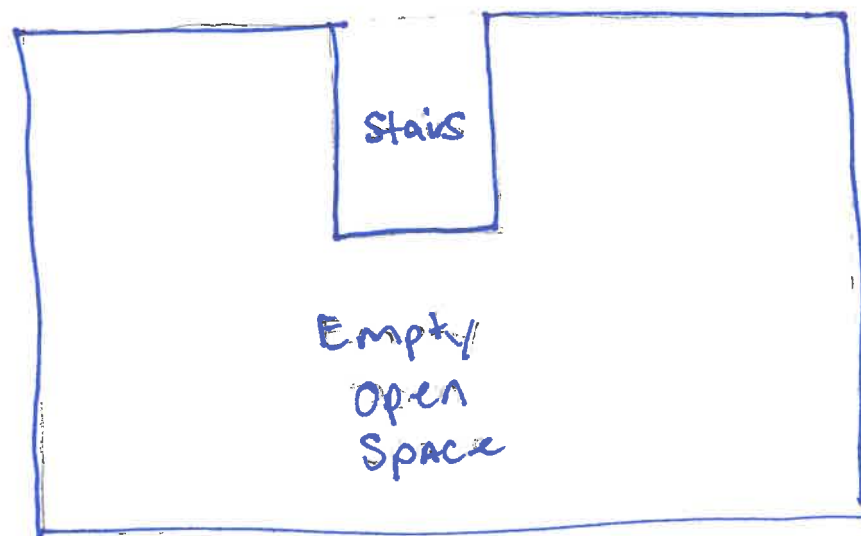
We are an indoor pickleball franchise that sells monthly memberships and can host corporate events and birthdays. We would like to offer beer and wine to our members and guests onsite at our location.

We have a second floor that is not built out, and we do not intend to use.



Open
Pickleball
Courts

Front Door



Space Not Used &
Locked

Property Record Card



Parcel: 07-21-29-300-016G-0000
 Property Address: 474 S HUNT CLUB BLVD APOPKA, FL 32703
 Owners: V 3 HC RETAIL LLC
 2025 Market Value \$8,985,093 Assessed Value \$8,985,093 Taxable Value \$8,985,093
 2024 Tax Bill \$108,089.92

Retail Center-Anchored property w/1st Building size of 52,291 SF and a lot size of 10.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-016G-0000
Property Address	474 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	496 S HUNT CLUB BLVD APOPKA, FL 32703-4948
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$8,985,093	\$8,183,051
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	\$8,985,093	\$8,183,051

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$108,089.92
Tax Bill Amount	\$108,089.92
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 V 3 HC RETAIL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
 BEG SE COR TRACT A FOXWOOD PHASE 1
 RUN S 394.14 FT SLY ON CURVE 23.33
 FT S 131.54 FT W 804.81 FT N 558.16
 FT E 804.27 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$8,985,093	\$0	\$8,985,093
Schools	\$8,985,093	\$0	\$8,985,093
FIRE	\$8,985,093	\$0	\$8,985,093
ROAD DISTRICT	\$8,985,093	\$0	\$8,985,093
SJWM(Saint Johns Water Management)	\$8,985,093	\$0	\$8,985,093

Sales

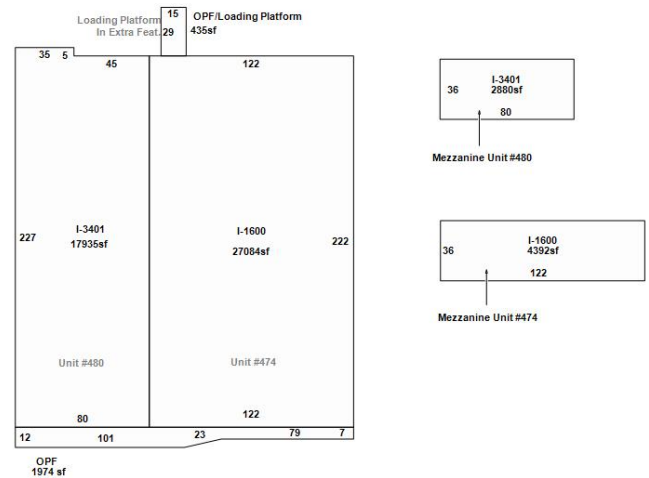
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/27/2019	\$7,980,000	09450/0804	Improved	Yes
SPECIAL WARRANTY DEED	6/1/2016	\$4,625,000	08718/0436	Improved	No
CERTIFICATE OF TITLE	4/1/2014	\$100	08244/1109	Improved	No
SPECIAL WARRANTY DEED	9/1/2005	\$7,700,000	05927/0246	Improved	Yes
SPECIAL WARRANTY DEED	7/1/1996	\$3,500,000	03095/0077	Improved	No
CERTIFICATE OF TITLE	5/1/1988	\$4,600,000	01959/0166	Improved	No
SPECIAL WARRANTY DEED	6/1/1985	\$6,600,000	01675/1188	Improved	No
SPECIAL WARRANTY DEED	10/1/1983	\$925,000	01499/1278	Vacant	No
WARRANTY DEED	2/1/1982	\$603,000	01378/0391	Vacant	Yes

Land

Units	Rate	Assessed	Market
449,240 SF	\$8.96/SF	\$4,025,190	\$4,025,190

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	52291
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$4,744,308
Assessed	\$2,585,648

* Year Built = Actual / Effective

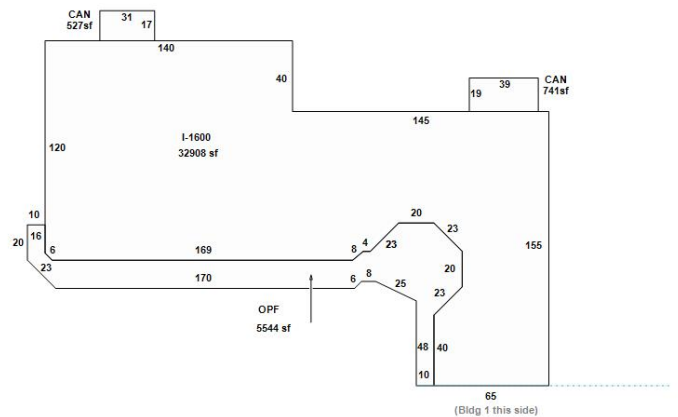


Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	1974
OPEN PORCH FINISHED	435

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	32908
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$2,801,608
Assessed	\$1,526,876

* Year Built = Actual / Effective

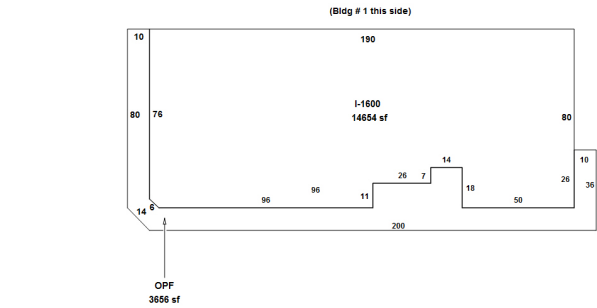


Building 2

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	5544
CANOPY	741

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	14654
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$1,293,680
Assessed	\$721,227

* Year Built = Actual / Effective



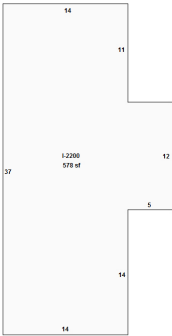
Sketch by Apex Sketch

Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	3656

Building Information	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	2011
Bed	
Bath	
Fixtures	0
Base Area (ft²)	578
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$97,610
Assessed	\$81,748

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
13816	480 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-sign	\$2,300		3/10/2025

16247	474 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-EXISTING SHELL BUILDING TENANT SPACE CO - THE PICKLR - SHOPPES @ HUNT CLUB	\$600,000	7/3/2025	2/25/2025
11206	474 S HUNT CLUB BLVD: DEMO COMMERCIAL PARTIAL-EXISTING STRUCTURE TO REMAIN - NO WORK. THE PICKLR APOKA AT SHOPPES @ HUNT CLUB	\$20,000		11/20/2024
16386	464 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Sign	\$155		11/13/2024
15627	474 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Sign	\$15,936		10/31/2024
05761	480 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-COMMERCIAL BUILDING CC - AMPED FITNESS AT SHOPPES @ HUNT CLUB (STE. 480)	\$125,000	10/1/2024	7/31/2024
04702	496 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-INTERIOR BUILD OUT IN SHOPPING CENTER - V3 OFFICE EXPANSION - SHOPPES @ HUNT CLUB	\$172,986	11/20/2024	6/14/2024
13327	488 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$2,300		9/11/2023
07544	470 S HUNT CLUB BLVD: FENCE/WALL COMMERCIAL-Wood Privacy Fence	\$12,520		6/1/2023
01339	464 S HUNT CLUB BLVD: HOOD SYSTEM NFPA 96	\$3,500		3/1/2023
20118	464 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$7,500		12/8/2022
19437	504 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign & Copy Changes on Pylon Sign	\$8,760		12/2/2022
09225	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail Shopping Center NEED CC	\$100,000	3/9/2023	12/1/2022
14850	456 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign	\$1,655		9/27/2022
07025	454 S HUNT CLUB BLVD: PLUMBING - COMMERCIAL-	\$2,495		8/30/2022
05417	496 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail Shopping Center CC IF REQUESTED	\$75,000	8/1/2022	5/24/2022
01054	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Retail strip center	\$75,000		5/3/2022
00264	452 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-	\$875		12/22/2021
15243	456 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-remodel existing Great Clips Hair salon	\$59,500	4/6/2022	11/24/2021
00679	510 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-	\$10,500		4/29/2021
20036	510 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-CHG OF OCC. CO REQUIRED	\$100,000	4/21/2021	2/23/2021
20751	452 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-	\$3,700		1/26/2021

20352	510 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$3,000		1/4/2021
19768	510 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$10,000		1/4/2021
16509	510 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-DEMO FOR FUTURE ACE HARDWARE, CC	\$50,000	4/29/2021	12/3/2020
18075	452 S HUNT CLUB BLVD: ELECTRICAL - COMMERCIAL-Commercial Unit #452	\$3,875		11/20/2020
16209	510 S HUNT CLUB BLVD: OTHER BUILDING COMMERCIAL-BLEACH Storage Tank	\$1,000		11/4/2020
15117	510 S HUNT CLUB BLVD: ABOVE GROUND FUEL TANK INSTALLATION	\$800		10/2/2020
05258	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Hunt Club Shopping Center	\$30,000	9/21/2020	7/17/2020
09167	496 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Install illuminated wall sign	\$5,600		7/6/2020
08683	502 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Channel letters and vinyl	\$8,935		6/30/2020
07724	506 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,180		6/15/2020
03259	502 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-Former Golf Academy Space	\$15,000		3/10/2020
17884	506 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT CHG OF USE CO REQ	\$192,813		3/5/2020
16425	438 S HUNT CLUB BLVD: REROOF COMMERCIAL-Existing Building	\$141,000		12/5/2019
03127	ELECTRICAL- 448 S HUNT CLUB BLVD	\$250		3/7/2019
02861	ELECTRICAL- 448 S HUNT CLUB BLVD	\$2,319		3/1/2019
01078	WALL SIGN- 486 S HUNT CLUB BLVD	\$2,211		2/22/2019
18008	FIRE SUPPRESSION- 448 S HUNT BLVD	\$1,850		2/18/2019
11896	RANGEHOOD	\$10,000		10/25/2018
07413	ALTERATION- 448 S HUNT CLUB BLVD	\$350,000	3/13/2019	10/19/2018
10195	448 S HUNT CLUB BLVD: WALK / REACH - IN COOLER COMMERCIAL	\$5,000		9/17/2018
13777	448 S HUNT CLUB BLVD: SIGN (POLE,WALL,FACIA)-Wall Sign and Tenant Panel Face Changes	\$2,300		9/11/2018
01959	SIGN- 488 S HUNT CLUB BLVD	\$1,050		3/2/2018
6591	ELECTRICAL - REBOUNDEREZ	\$40,704		6/8/2017
06049	SUITE IN PLAZA - 488 S HUNT CLUB BLVD	\$700	7/14/2017	5/9/2017
02402	HOOK-UP ANSUL HOOD SUPPRESSION - JERSEY MIKE'S - 450 S HUNT CLUB BLVD	\$1,500		2/24/2017
13828	FIRE ALARM SYSTEM INSTALLATION - 480 S HUNT CLUB BLVD	\$24,283		11/30/2016
12981	INSTALL RACEWAY SIGN TO FRONT OF BLDG - JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$1,600		11/9/2016
12770	ADD & RELOCATE FIRE SPRINKLER SYSTEM PER NFPA 13/2010	\$3,200		11/3/2016

12363	ADD & RELOCATE SPRINKLERS FOR NEW TENANT BUILDOUT - 480 S HUNT CLUB BLVD	\$42,000		10/26/2016
11568	INTERIOR BUILDOUT OF JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$121,500	5/2/2017	10/5/2016
11569	INSTALL HVAC, WALK-IN COOLER, & FREEZER - JERSEY MIKE'S SUBS - 450 S HUNT CLUB BLVD	\$3,500		10/5/2016
11570	INSTALL RANGE HOOD - 450 S HUNT CLUB BLVD - JERSEY MIKE'S SUBS	\$5,000		10/5/2016
11256	INSTALL NEW ACRYLIC FACES & NEW HEADER, ON EXISTING MONUMENT SIGN - ADD NEW STONE VENEER, TO BASE OF POLE COVERS - 440 S HUNT CLUB BLVD	\$23,050		9/27/2016
11260	INSTALL WALL SIGN & HOOK TO EXISTING ELECTRIC - RETRO FITNESS - 480 S HUNT CLUB BLVD	\$1,000		9/27/2016
11019	LEVEL 2 ALTERATION - TENANT IMPROVEMENTS FOR NEW OFFICE TO INCLUDE NEW HVAC, ELECTRICAL, & PLUMBING - 496 S HUNT CLUB BLVD	\$300,000		9/21/2016
10675	4 MONTH TEMPORARY CHANGE OF SERVICE - 452 S HUNT CLUB BLVD	\$500		9/13/2016
09677	INTERIOR BUILD-OUT - RETRO FITNESS - 480 S HUNT CLUB BLVD	\$632,033	4/10/2017	8/17/2016
05784	FIRE SUPPRESSION SYSTEM - 444 S HUNT CLUB BLVD	\$900		5/19/2016
01756	MECHANICAL	\$5,200		2/24/2015
01345	DEMOLISH PHASE 1 & 2 - MEZZANINE & OTHER HALF OF BUILDING	\$20,000		2/10/2015
00536	SIGN - REBOUNDERZ	\$2,200		1/20/2015
10503	FIRE SPRINKLER SYSTEM INSTALLATION	\$27,566		10/23/2014
10161	FIRE ALARM SYSTEM INSTALLATION	\$27,963		10/14/2014
09427	INTERIOR ALTERATION	\$154,295	7/29/2016	9/22/2014
09107	REMOVE CEILING GRID	\$1,500		9/15/2014
02902	MECHANICAL - 456 S HUNT CLUB BLVD	\$5,500		5/2/2013
00772	RELOCATE EXISTING SIGN & ADD FLAME GRAPHICS - TIAQUANA FLATS - 444 S HUNT CLUB BLVD	\$1,800		2/5/2013
08982	ELECTRICAL - 442 S HUNT CLUB BLVD	\$1,250		12/4/2012
08025	INTERIOR ALTERATIONS - EXPANDING EXISTING RESTAURANT INTO ADJOINING SPACE - TIJUANA FLATS BURRITO CO - 442 S HUNT CLUB BLVD	\$80,000	2/18/2013	10/23/2012
04605	INTERNALLY ILLUMINATED RACEWAY MOUNTED CHANNEL LETTER ON FRONT ELEVATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$9,750		6/9/2011
03804	FIRE ALARM SYSTEM INSTALLATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$10,125		5/13/2011
03033	LOW VOLTAGE DATA & TELEPHONE - GOLF ACADEMY; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$19,900		4/22/2011

02696	ADD & RELOCATE FIRE SPRINKLERS; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$24,000		4/13/2011
01912	INSTALLING 4 CCTV CAMERA/SECURITY SYSTEM - TOPPER'S CREAMY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$3,360		3/17/2011
01325	SINGLE FACED WALL SIGN - TIJUANA FLATS; PAD PER PERMIT 444 S HUNT CLUB BLVD	\$6,200		2/24/2011
01166	DUMPSTER ENCLOSURE - TOPPER CREAMY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$2,250		2/16/2011
01151	INTERIOR RENOVATION - GOLF ACADEMY OF AMERICA; PAD PER PERMIT 510 S HUNT CLUB BLVD	\$1,253,000	8/1/2011	2/16/2011
00318	INSTALLING 2 AWNINGS - TOPPERS CREAMERY; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$8,000		1/13/2011
09712	SINGLE FACE NEON WALL SIGN; PAD PER PERMIT 512 S HUNT CLUB BLVD	\$20,000		12/17/2010
07844	NEW BUILDING	\$150,000	6/22/2011	9/30/2010
03455	MECHANICAL; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$6,308		4/30/2010
02385	SINGLE FACED WALL SIGN W/CHANNEL LETTER; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$1,980		3/29/2010
02169	REROOF	\$200,000		3/23/2010
01848	INTERIOR TENANT BUILDOUT - PAPA MURPHY'S TAKE 'N BAKE PIZZA; PAD PER PERMIT 450 S HUNT CLUB BLVD	\$38,000	6/14/2010	3/15/2010
01525	WALL SIGN - INSIGHT FINANCIAL UNION	\$3,000		3/2/2010
06977	PLUMBING - ROSS	\$3,800		8/27/2009
06197	WET CHEMICAL SUPPRESSION SYSTEM - VICTORIO'S REST; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$2,500		7/30/2009
05504	RANGE HOOD SYSTEM FOR KITCHEN; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$12,000		7/8/2009
05120	INSTALLING 1,000 GAL GREASE TRAP, COVER, & RING - VICTORIO'S RESTAURANT	\$4,275		6/25/2009
04610	SIGN - VICTORIO'S ITALIAN RESTAURANT; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$9,359		6/9/2009
03888	INTERIOR ALTERATIONS - VICTORIO'S PIZZARIA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$87,923	9/24/2009	5/13/2009
02811	REROOF	\$25,000		4/15/2009
02555	REROOF	\$110,264		3/12/2008
02055	INTERIOR DEMOLITION; PAD PER PERMIT 442 S HUNT CLUB BLVD	\$1,200		2/29/2008
10590	INSTALL FIRE ALARM SYSTEM - HUNT CLUB MONESSORI; PAD PER PERMIT 502 S HUNT CLUB BLVD	\$600		9/15/2006
06107	ROSS A/C CHANGEOUT	\$23,890		5/24/2006
03349	3 WALL SIGNS; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$2,300		3/27/2006

03203	WALK-IN COOLER/FREEZER & ICE MACHINE - DONATOS PIZZA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$18,000		3/22/2006
02934	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$3,200		3/16/2006
20959	REMODEL PIZZERIA INTO DONATO'S PIZZA; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$200,000	4/10/2006	12/19/2005
01215	SHERIFF'S OFFICE - ANNEX?; PAD PER PERMIT 494 S HUNT CLUB BLVD	\$120,000		2/1/2003
01363	WALL SIGN; PAD PER PERMIT 494 S HUNT CLUB BLVD	\$0		2/1/2003
09619	MECHANICAL & CONDENSOR; PAD PER PERMIT 456 S HUNT CLUB BLVD	\$4,400		10/1/2002
07797	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 464 S HUNT CLUB BLVD	\$400		8/1/2002
01447	WALL SIGN	\$0		2/1/2002
09495	WALL SIGN; PAD PER PERMIT 442 HUNT CLUB BLVD	\$0		10/1/2001
01926	MECHANICAL & CONDENSOR PAD PER PERMIT 474 S HUNT CLUB BLVD	\$14,500		3/1/2001
09173	MECHANICAL & CONDENSOR; PAD PER PERMIT 448 HUNT CLUB BLVD	\$2,714		10/6/2000
08434	WALL SIGN; PAD PER PERMIT 502 HUNT CLUB BLVD	\$0		9/12/2000
06366	WALL SIGN; PAD PER PERMIT 448 HUNT CLUB BLVD	\$0		7/12/2000
06216	MECHANICAL & CONDENSOR; PAD PER PERMIT 474 HUNT CLUB BLVD; CONTRACTOR - REFRIG-A-MATIC SERVICES	\$51,700		7/7/2000
05787	RANGE HOOD SUPPRESSION SYSTEM PAD PER PERMIT: 464 HUNT CLUB BLVD	\$700		6/22/2000
04892	RANGE HOOD; PAD PER PERMIT 464 HUNT CLUB BLVD; CONTRACTOR - SUB-ZERO REFRIGERATION INC; HUNT CLUB CORNERS 2	\$2,375		5/26/2000
04225	WALL SIGN; PAD PER PERMIT 464 HUNT CLUB BLVD	\$0		5/8/2000
03166	RENOVATE RESTAURANT; PAD PER PERMIT 464 HUNT CLUB BLVD	\$20,000	7/14/2000	4/1/2000
03204	DEMOLITION; SHOPPES @ HUNT CLUB; PAD PER PERMIT 464 HUNT CLUB BLVD	\$0		4/1/2000
02053	ELECTRIC WIRING; PAD PER PERMIT 448 HUNT CLUB BLVD; CONTRACTOR - DERRINGER, MARK EDWARD	\$0		3/1/2000
01475	MISC ELECTRIC WIRING; PAD PER PERMIT 474 HUNT CLUB BLVD	\$0		2/1/2000
00925	DEMOLITION; PAD PER PERMIT 448 HUNT CLUB BLVD	\$0		2/1/2000
00928	FIRE PROTECTION; PAD PER PERMIT 448 HUNT CLUB BLVD	\$14,850	3/23/2000	2/1/2000
04944	HUNT CLUB MONTESSORI SCHOOL; PAD PER PERMIT 502 HUNT CLUB BLVD	\$2,312		6/1/1999
01950	DEMO ONLY SANGIOVANNI REST; PAD PER PERMIT 464 HUNT CLUB BLVD S	\$500		3/1/1999

08386	INTERIOR; PAD PER PERMIT 560 HUNT CLUB BLVD S	\$6,500	11/3/1998	10/1/1998
08028	DEMO; PAD PER PERMIT 560 HUNT CLUB BLVD S	\$500		10/1/1998
03458	INTERIOR ALTERATIONS 446 HUNT CLUB BLVD S	\$43,452	6/12/1998	5/1/1998
03953	FIRE PROTECTION; TIJUANA FLATS; PAD PER PERMIT 444 HUNT CLUB BLVD S	\$600		6/1/1997
03594	FIRE PROTECTION; PAD PER PERMIT 444 HUNT CLUB BLVD S; TIJUANA FLATS SUPPRESSION	\$1,400		5/1/1997
02554	HOOD SYSTEM (TIJUANA FLATS BURRITO CO); PAD PER PERMIT 444 HUNT CLUB BLVD S	\$4,235		5/1/1997
03153	INTERIOR (HUNTINGTON LEARNING CENTER); PAD PER PERMIT 450 HUNT CLUB BLVD S	\$16,000	7/16/1997	5/1/1997
02238	INTERIOR (TIJUANA FLATS); PAD PER PERMIT 444 HUNT CLUB BLVD S	\$16,456	6/13/1997	4/1/1997
02554	HOOD SYSTEM; TIJUANA FLATS; PAD PER PERMIT 444 HUNT CLUB BLVD S	\$4,235		4/1/1997
07767	INSTALL VENTILATION; ELITE NAIL; PAD PER PERMIT 604 HUNT CLUB BLVD S	\$1,146		12/1/1996
07627	BURGLAR ALARM; PAD PER PERMIT 612 HUNT CLUB BLVD	\$1,100		11/1/1996
02164	HUNTINGTON LEARNING CENTER	\$2,500		4/1/1996
01989	B & B THE EDUCATION-INTERIOR	\$16,500	5/10/1996	3/1/1996
00750	ITS YOUR HAIR UNIT 17-INTERIOR	\$5,800		2/1/1996
04325	CLEASONS GRILL , FIREMASTER PROT	\$1,295		6/1/1995
03509	INTERIOR-GLEASONS GRILL	\$2,000	9/5/1995	5/1/1995
06959	WOK IT TO YOU AMERICAN FIRE & SAFETY SUPPLY CO 484 HUNT CLUB BLVD	\$520		10/1/1994
06552	FIREMASTER DOING WORK 464 HUNT CLUB BLVD	\$675		9/1/1994
04574	MAGIC CHICKEN NO DESCRIPTION ON PERMIT 464 HUNT CLUB BLVD S	\$10,000	10/6/1994	7/1/1994

Extra Features

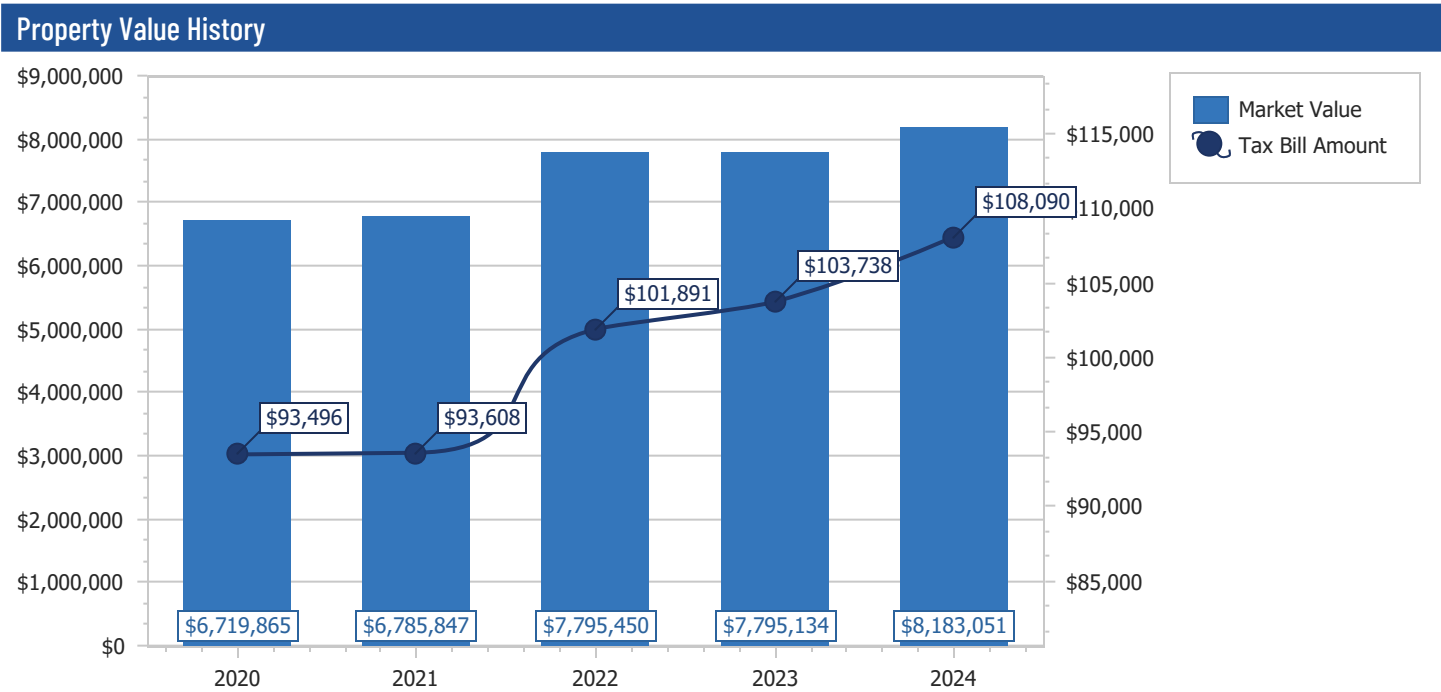
Description	Year Built	Units	Cost	Assessed
CANOPY AVG COMM	1989	551	\$7,284	\$2,914
COMMERCIAL ASPHALT DR 2 IN	1984	306440	\$827,388	\$330,955
WALKS CONC COMM	2011	1131	\$6,153	\$4,153
SAUNA/STEAM ROOM - UNIT	2018	2	\$10,609	\$9,018
LOAD PLATFORM	1984	435	\$4,032	\$1,613
POLE LIGHT 1 ARM	1984	7	\$12,978	\$12,978
COMMERCIAL CONCRETE DR 4 IN	2011	1260	\$6,854	\$4,626
6' CHAIN LINK FENCE - LIN FT	1989	72	\$1,115	\$446
6' CHAIN LINK FENCE - LIN FT	2016	84	\$1,301	\$954
BLOCK WALL - SF	2011	240	\$3,329	\$2,247
POLE LIGHT 2 ARM	1984	5	\$18,025	\$18,025

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

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



7/21/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:39:59
 PROJ # 25-80000083 RECEIPT # 0203034
 OWNER:
 JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000000	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	THE PICKLR ORLANDO	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	THE PICKLR ORLANDO NORTH - PRE-APPLICATION	PROJ #: 25-80000083
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/21/25	
RELATED NAMES:	EP MO KHALIL	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	07-21-29-300-016G-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SERVE BEER AND WINE AT AN INDOOR PICKLEBALL FACILITY ON 10.22 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
NO OF ACRES	10.22	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
FUTURE LAND USE-	PD	
APPLICANT:		CONSULTANT:
MO KHALIL INVICTA APOPKA LLC 474 S HUNT CLUB BLVD APOPKA FL 32703 (689) 304-9772 ORLANDONORTH.FL@THEPICKLRFRANCHISE.COM		N/A

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is within the Foxwood PD (Planned Development).
- Per the Foxwood PD Developer's Commitment Agreement all Commercial uses shall comply with the requirements contained in the C-1 (Retail Commercial) Zoning District where Alcoholic Beverage Establishments are allowable only with an approved Special Exception, per the SCLDC Permitted Use Table 5.2.
- The proposed alcoholic beverage establishment is located approximately 457 feet from a church and 775 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000-foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
2.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
3.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
6.	Building Division	NOTE: All building division comments are informational at this time, no action required.	Info Only
7.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
8.	Comprehensive Planning	Site is located in the Wekiva Study area and the Urban Corridor. Please note: Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection and Policy FLU 4.2.3 Urban Centers and Corridors Overlay.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water and sanitary sewer service area and is currently being served by Seminole County. The building is part of a master development plan with prepared utility connections.	Info Only
10.	Environmental Services	According to our records, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant, meters and water mains. Records show a blanket easement was provided over the sanitary sewer system. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this water infrastructure, similar to the sanitary infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement or identify a blanket easement is preferred so that we can begin the process to getting this completed.	Info Only

11.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
12.	Planning and Development	The subject property has a Future Land Use of Planned Development and is within the Foxwood PD (Planned Development).	Info Only
13.	Planning and Development	Property is within a Planned Development and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan	Info Only
14.	Planning and Development	Per the Foxwood PD Developer's Commitment Agreement, all commercial uses shall comply with the requirements in the C-1 Zoning District. Per the Seminole County Land Development Code (SCLDC) Permitted Use Table 5.2, Alcohol Beverage Establishments are permitted in the C-1 Zoning District, only with an approved Special Exception.	Info Only
15.	Planning and Development	The proposed alcoholic beverage establishment is located approximately 457 feet from a church and 775 feet from a school. Pursuant to Sec. 30.6.6.2 (d) of the SCLDC, alcohol beverage establishments that are not a bona fide restaurant must maintain a minimum separation distance of 1,000 feet from a church and a school. The request for an alcohol beverage establishment does not meet the 1,000-foot requirement and is not eligible for a Special Exception.	Info Only
16.	Planning and Development	A bona fide restaurant is an establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. The determination of whether an establishment is a bona fide restaurant shall be made by the Planning Manager. The Board of County Commissioners may grant a Special Exception to allow a bona fide restaurant, located within one thousand (1,000) feet of a church or school, to serve alcoholic beverages with meals.	Info Only
17.	Planning and Development	Special Exception approval may take between 4 – 6 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only
18.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only

19.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
20.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before 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. 30.3.5.3 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
21.	Public Safety - Fire Marshal	Any modification to the location to accommodate the beer and wine sales shall require a building permit.	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Works - Engineering	No specific issues with drainage and traffic.	Info Only
24.	Public Works - Impact Analysis	No Review Required. Trip Generation change will be minimal and less than 50 Peak Hr. trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-747

Title:

9:40AM (TEAMS) ENTERPRISE TRUCK & CAR RENTAL - PRE-APPLICATION

Project Number: 25-80000084

Project Description: Proposed Site Plan for a canopy and parking lot renovations at an existing car wash on 1.21 acres in the C-2 Zoning District located on the southeast corner of N US Hwy 17-92 and Florida Ave

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

Parcel ID: 33-20-30-506-0000-0010

BCC District: 2-Zembower

Applicant: Marin Sealy (786) 236-1626

Consultant: Julie Farr (407) 271-8910



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

PROJ. #: 25-80000084PM: KaitlynREC'D: 07/23/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Enterprise Truck & Car Rental

PARCEL ID #(S): 33-20-30-506-0000-0010

TOTAL ACREAGE: 1.21

BCC DISTRICT: 2

ZONING: C-2

FUTURE LAND USE: MDX

NAME: Marvin Sealy

COMPANY: Enterprise Truck & Car Rental

ADDRESS: 5442 Hoffner Avenue

CITY: Orlando

STATE: FL

ZIP: 32812

PHONE: 786-236-1626

EMAIL: marvin.sealy@em.com

NAME: Julie Farr

COMPANY: Z Development Services

ADDRESS: 1201 Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-271-8910

EMAIL: permits@zdevelopmentservices.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Minor renovation to add parking, with re-stripping & sealcoat of pavementand adding a canopy over the manual hand car wash area, in order to re-open the existing Enterprise Truck & Car Rental Facility.

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

COMMENTS DUE: 08/01/2025COM DOC DUE: 08/07/2025DRC MEETING: 08/13/2025☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:ZONING: C-2FLU: MXD

LOCATION:

east of N US Hwy 17-92, south of Florida Ave,
west of N Brassie DrW/S: City of LongwoodBCC: 2: Zembower



July 23, 2025

Seminole County Planning & Development Division
1101 E First Street, Room 2028
Sanford, FL 32771

Re: Enterprise Truck & Car Rental, 595 N. US HWY 17-92, Longwood, FL - Narrative

To whom it may concern:

The above-mentioned site was previously operating as an Enterprise Truck and Car Rental Facility and closed in March. We are proposing to do a minor renovation that will include adding parking, re-striping and sealcoat of the pavement and adding a canopy over the manual car wash. The site would re-open as an Enterprise Truck and Car Rental Facility.

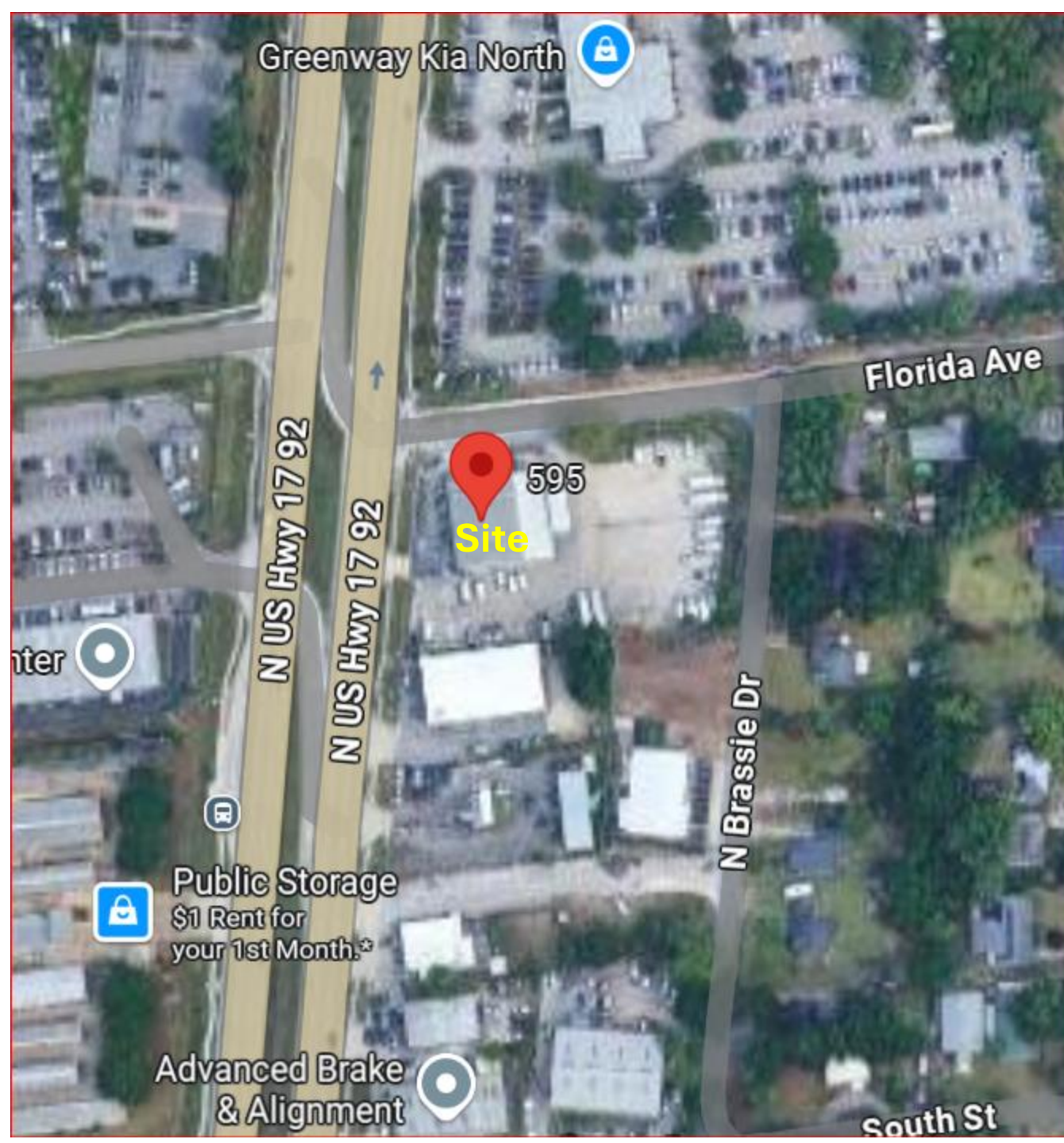
Please feel free to contact me for additional information.

Sincerely,

Julie Farr
PM Government Relations

1201 E. Robinson St.
Orlando, Florida 32801

Phone: (407) 271-8910



SITE DATA

PARCEL AREA: 52,698 SF / ±1.21 AC

JURISDICTION: SEMINOLE COUNTY

ZONING: C-2 (RETAIL COMMERCIAL DISTRICT)

BUILDING AREA: 4,600 SF

IMPERVIOUS:
PERVIOUS: 9,191 SF (17.4%)
IMPERVIOUS: 43,507 SF (82.6%)

PARKING REQUIRED:

GENERAL BUSINESS:
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA.

= 4,600 SF / 200
= 23 SPACES

PARKING REQUIRED: 23 SPACES
PARKING PROVIDED: 23 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, N 17-92 HWY)	25 FT	28.9 FT
SIDE (NORTH, FLORIDA AVE)	25 FT	20.2 FT
SIDE (SOUTH)	0 FT	73.2 FT
REAR (EAST, N BRASSIE DR)	25 FT	188.7 FT

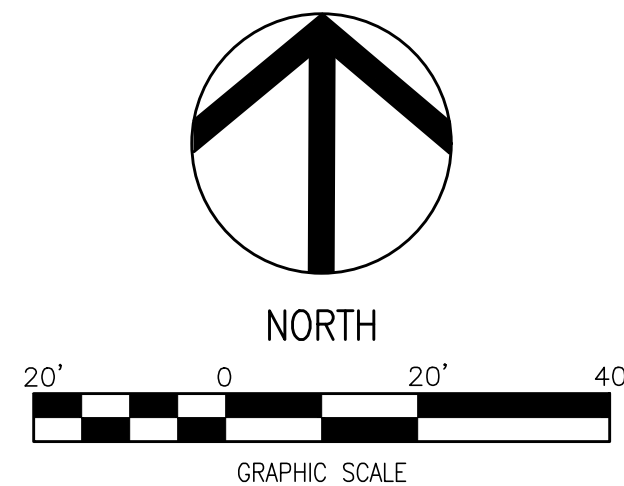
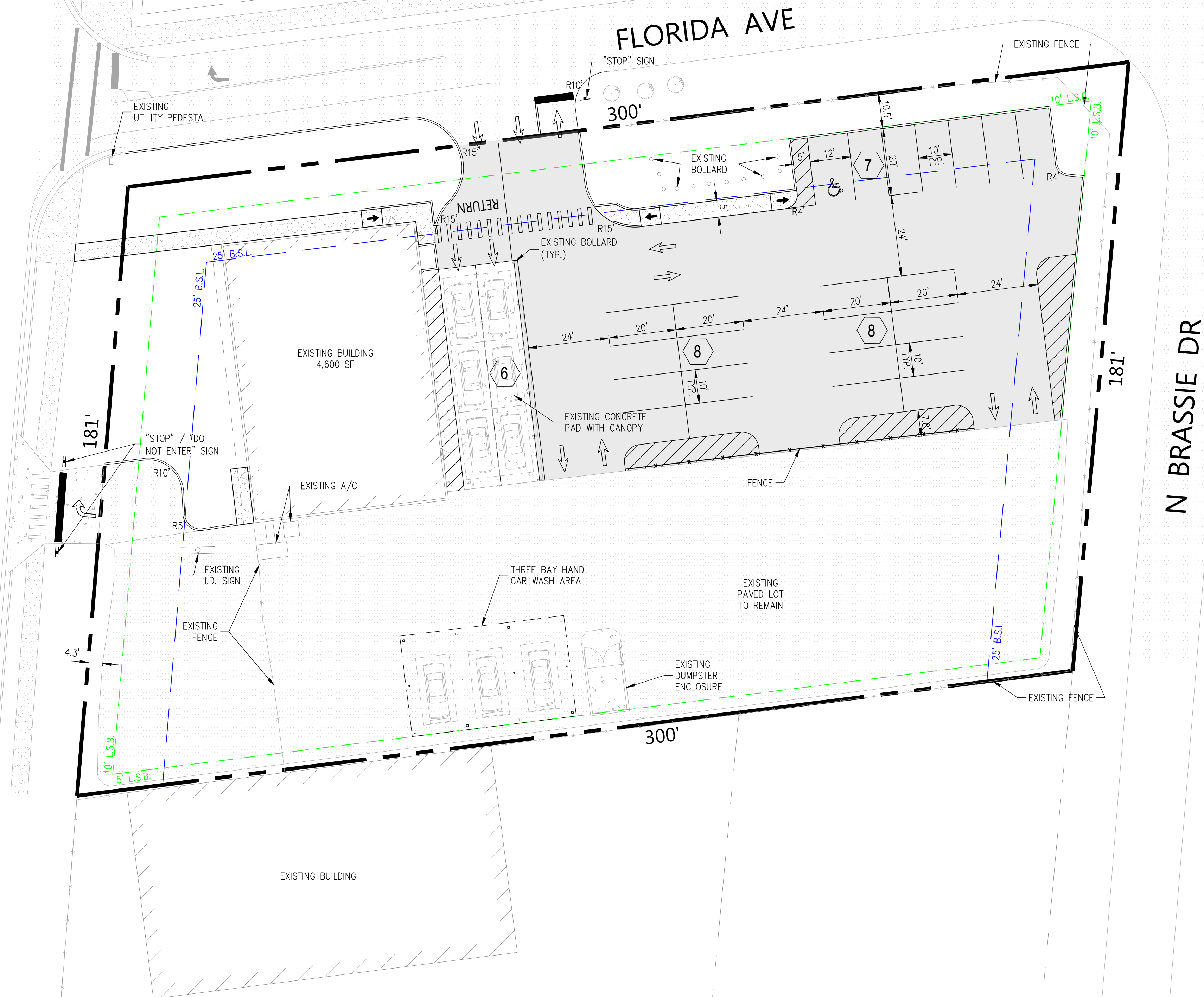
LANDSCAPE BUFFERS:		
FRONT (WEST, N 17-92 HWY)	10 FT	4.3 FT MIN. (VARIES)
SIDE (NORTH, FLORIDA AVE)	10 FT	10.0 FT MIN. (VARIES)
SIDE (SOUTH)	5 FT	1.5 FT MIN. (VARIES)
REAR (EAST, N BRASSIE DR)	10 FT	10.0 FT MIN. (VARIES)

LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE (B.S.L.)
---	LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

N US HWY 17-92



1201 E. ROBINSON STREET
ORLANDO, FL 32801
CA 29354
PH: (407) 271-8910

REVISION	DATE

ENTERPRISE
TRUCK & CAR RENTAL
595 N US HWY 17-92
LONGWOOD, FLORIDA

DATE: 07/18/25
DRAWN: LH
CHECKED: RZ

CP5

PROJECT NO.: 2024.135

Property Record Card



Parcel: 33-20-30-506-0000-0010
Property Address: 595 N US HWY 17-92 LONGWOOD, FL 32750
Owners: C2C CONSULTANTS AND MORE LLC
 2025 Market Value \$1,257,487 Assessed Value \$1,148,689 Taxable Value \$1,148,689
 2024 Tax Bill \$14,247.69 Tax Savings with Non-Hx Cap \$682.01
 Light Manufacturing property w/1st Building size of 5,040 SF and a lot size of 1.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-20-30-506-0000-0010
Property Address	595 N US HWY 17-92 LONGWOOD, FL 32750
Mailing Address	8507 BAY HILL BLVD ORLANDO, FL 32819-4917
Subdivision	BEASON SUBD
Tax District	01:County Tax District
DOR Use Code	41:Light Manufacturing
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$368,434	\$380,513
Depreciated Other Features	\$35,164	\$33,013
Land Value (Market)	\$853,889	\$716,741
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,257,487	\$1,130,267
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,798	\$86,004
P&G Adjustment	\$0	\$0
Assessed Value	\$1,148,689	\$1,044,263

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,929.70
Tax Bill Amount	\$14,247.69
Tax Savings with Exemptions	\$682.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

C2C CONSULTANTS AND MORE LLC

Legal Description

LOTS 1 + 2 + 50 FT ST BETWEEN LOTS 1 + 2
BEASON SUBD PB 7 PG 85

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,148,689	\$0	\$1,148,689
Schools	\$1,257,487	\$0	\$1,257,487
FIRE	\$1,148,689	\$0	\$1,148,689
ROAD DISTRICT	\$1,148,689	\$0	\$1,148,689
SJWM(Saint Johns Water Management)	\$1,148,689	\$0	\$1,148,689

Sales

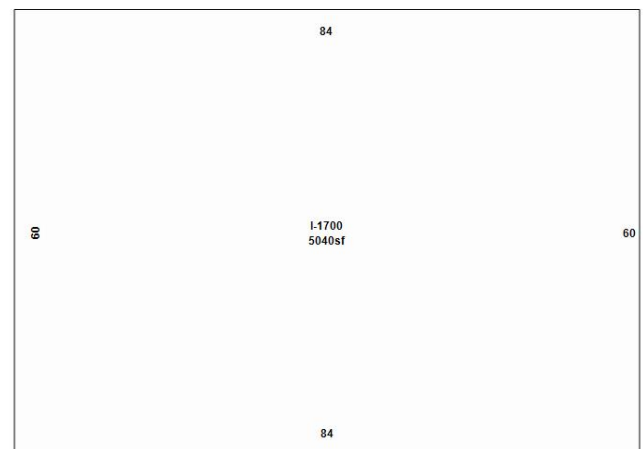
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/13/2019	\$950,000	09321/1549	Improved	Yes
SPECIAL WARRANTY DEED	2/1/2019	\$100	09298/1139	Improved	No
WARRANTY DEED	1/1/1997	\$300,000	03183/0269	Improved	Yes
WARRANTY DEED	2/1/1981	\$210,000	01322/1635	Improved	Yes
WARRANTY DEED	1/1/1976	\$100	01144/1926	Improved	No

Land

Units	Rate	Assessed	Market
52,547 SF	\$16.25/SF	\$853,889	\$853,889

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1970/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5040
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$708,527
Assessed	\$368,434



Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
08993	ILLUMINATED POLE & WALL SIGN - ENTERPRISE COMMERCIAL TRUCKS	\$6,000		12/4/2012
12587	INSTALL NEW ALUMINUM CANOPY - ENTERPRISE RENT-A-TRUCK	\$3,458		11/28/2007
03433	ELECTRICAL	\$1,200		4/4/2007
11772	INTERIOR BUILDOUT DRAWING IN FUTURE FILE	\$152,000	5/10/2007	10/17/2006
06398	INSTALLING 5 SIGNS; PAD PER PERMIT 591 N US HWY 17-92	\$2,485		5/31/2006
00929	INSTALL 3 POLE LIGHTS IN PARKING LOT; PAD PER PERMIT 133 E CHURCH	\$4,000		5/16/2005
09909	AWNING - SIGN	\$0		9/5/2003
07515	ADD COLUMNS & SIDING ON FRONT	\$11,000		7/3/2003
00377	SLAB & 30X85 ALUMINUM CANOPY	\$57,600		1/1/1998
07985	METAL ROOF OVER; MID FLA GOLF CAR DISTRIBUTORS	\$7,800		12/1/1997
00443	WOOD & CHAIN LINK FENCE	\$995		1/1/1997
03771	MID FLA GOLF CARS A/C REPLACMT	\$6,000		6/1/1996

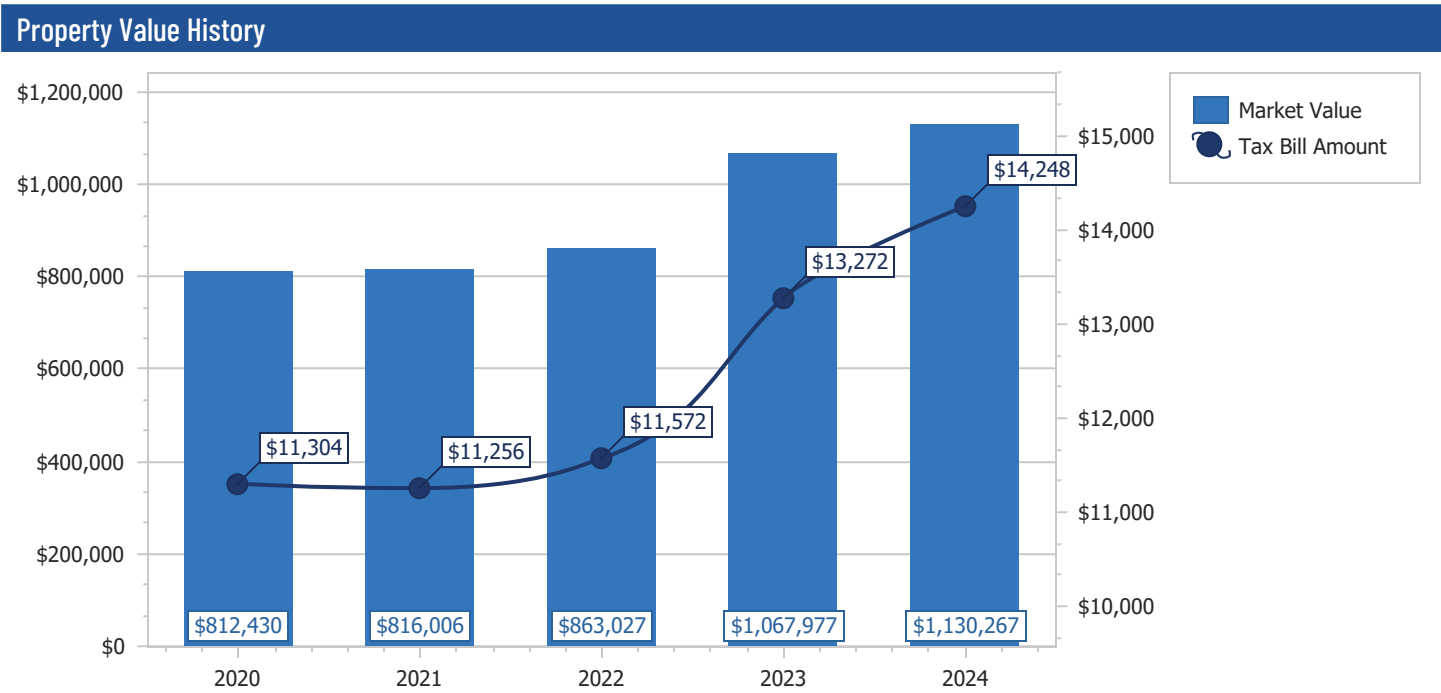
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	4959	\$13,389	\$10,376
CANOPY AVG COMM	1997	2400	\$31,728	\$12,691
6' CHAIN LINK FENCE - LIN FT	1997	471	\$7,296	\$2,918
POLE LIGHT 1 ARM	2005	3	\$5,562	\$5,562
CANOPY AVG COMM	2008	684	\$9,042	\$3,617

Zoning	
Zoning	OUT
Description	
Future Land Use	Out
Description	

School Districts	
Elementary	Winter Springs
Middle	South Seminole
High	Winter Springs

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 28

Utilities	
Fire Station #	Station: 17 Zone: 171
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Longwood
Sewage	City Of Longwood
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 7/23/2025 4:07:21 PM
Project: 25-80000084
Credit Card Number: 42*****8395
Authorization Number: 02211G
Transaction Number: 230725C18-AAF758B0-A270-4B5F-8CD9-704EA2DB021C
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	ENTERPRISE TRUCK & CAR RENTAL - PRE-APPLICATION	PROJ #: 25-80000084
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/24/25	
RELATED NAMES:	EP JULIE FARR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	33-20-30-506-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR PARKING LOT RENOVATIONS AND ADDING A CANOPY TO A CAR WASH ON 1.21 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF FLORIDA AVE AND US HWY 17-92	
NO OF ACRES	1.21	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	EAST OF N US HWY 17-92, SOUTH OF FLORIDA AVE, WEST OF N BRASSIE DR	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF LONGWOOD	
WATER UTILITY	LONGWOOD	
APPLICANT:	CONSULTANT:	
MARVIN SEALY ENTERPRISE TRUCK & CAR RENTAL 5442 HOFFNER AVE ORLANDO FL 32812 (786) 236-1626 MARVIN.SEALY@EM.COM	JULIE FARR Z DEVELOPMENT SERVICES 1201 ROBINSON ST ORLANDO FL 32801 (407) 271-8910 PERMITS@ZDEVELOPMENTSERVICES.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.

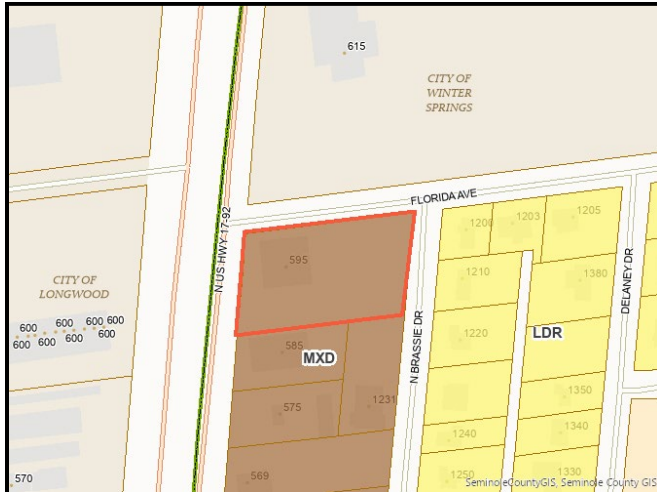
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

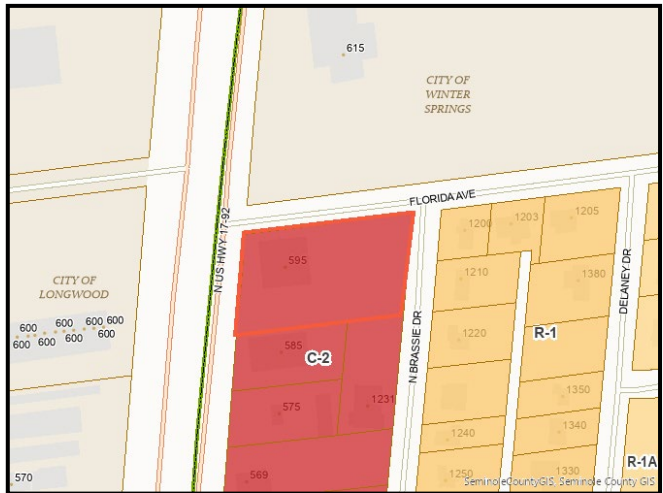
- The subject property has a Future Land Use designation of Mixed-Use Developments (MXD) and is located within the C-2 (General Commercial) zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code. Applying for a Site Plan is the next step in the process.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MXD



Zoning: C-2



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
4.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD	Info Only
5.	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Info Only
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Comprehensive Planning	Future Land Use of MXD (Mixed Development). Please note Comprehensive Plan Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, which states:	Info Only

		2 The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses. 3 Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.	
9.	Comprehensive Planning	Site is located in the Urban Corridor at US 17-92. Please note the Comprehensive Plan Policy FLU 4.2.3 Urban Centers and Corridors Overlay.	Info Only
10.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
11.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
12.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) as well as car washes are permitted uses in the C-2 zoning district. Any service and repair of automobiles or trucks would require a Special Exception.	Info Only
13.	Planning and Development	Building Setbacks in the C-2 zoning district are as follows: Front Yard setback- twenty-five (25) feet, Side Yard Setback- zero (0) feet, Side Street Yard setback- zero (0) feet, Rear Yard setback- ten (10) feet.	Info Only
14.	Planning and Development	Required open space required onsite is twenty-five (25) percent. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
15.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following	Info Only

		criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	
16.	Planning and Development	Maximum allowable building height is thirty-five (35) feet.	Info Only
17.	Planning and Development	Per SCLDC Sec. 30.11.6.2, Up to eighty (80) percent of parking spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Info Only
18.	Planning and Development	Required parking is inclusive of Bicycle parking. Please see SCLDC 30.11.7.1 Bicycle Parking Requirements. Please see the following link for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
19.	Planning and Development	Parking required for General Business/Retail/Office is four (4) spaces per 1,000 square feet for the first 10,000 square feet of area. The ratio for anything above 10,000 square feet is three (3) spaces per every 1,000 square feet.	Info Only
20.	Planning and Development	Per Comprehensive Plan FLU Policy 4.2.2 (a) (4), New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres are permitted as a development option in the Mixed-Use Developments Future Land Use.	Info Only
21.	Public Safety - Fire Marshal	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 If manual gates a fire department knox pad lock shall be provided.	Info Only
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	For any new structures - 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
24.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note most of the site does not appear to be fully impervious. A large portion of the site is or was millings. Retention for the entire site is required.	Info Only
25.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

26.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to not have a viable outfall to the east. There does appear to be an inlet on the front corner of the site that may go to FDOT. However, this needs to be verified and any discharge to FDOT would require a drainage connection permit with them.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues that exists downstream. Therefore, the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally shows urban soils the underlying soils are moderately well drained.	Info Only
31.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
32.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The driveway should be moved as far from US 17-92 as possible.	Info Only
33.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
34.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
35.	Public Works - Engineering	There appears to be a wash station onsite. The water from this area cannot go to the retention system. Please show a collection and appropriate treatment system for this water.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Bill White	wwhite@seminolecountyfl.gov	407-665-2021
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-721

Title:

10:00AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION

Project Number: 25-80000078

Project Description: Proposed Rezone and Site Plan for a 55 plus multi-family residential development on 7.67 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd

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

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

BCC District: 5-Herr

Applicant: Raul Ramirez (786) 202-7572

Consultant: Diego Salazar (954) 884-5251



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

PROJ. #: 25-80000078

Received: 7/7/2025
Paid: 7/9/2025
PM: Kaitlyn Apgar

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Sanford 55 Plus Residential

PARCEL ID #(S): 30-19-30-300-0200-0000

TOTAL ACREAGE: 7.67 Acres

BCC DISTRICT: 5-Herr

ZONING: ~~PD Planned Development~~ PD

FUTURE LAND USE: 7.67 Acres PD

~~STATE ROAD 46 GATEWAY
CORRIDOR OVERLAY~~

NAME: Raul Ramirez

COMPANY: Aloha Sanford Senior Living LLC

ADDRESS: 1310 Ferdinand St, Coral Gables. FL 33134-2141

CITY: Coral Gables

STATE: FL

ZIP: 33134-2141

PHONE: (786) 202-7572

EMAIL: raulramirez1980@gmail.com

NAME: Diego Salazar

COMPANY: Bowman Consulting Group

ADDRESS: 900 SE 3rd Ave, Suite 300

CITY: Ft. Lauderdale

STATE: FL

ZIP: 33316

PHONE: (954)-884-5251

EMAIL: diego.salazar@bowman.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: _____

COMMENTS DUE: 7/18/2025

COM DOC DUE: 7/24/2025

DRC MEETING: 8/06/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

Agenda: 8/01/2025

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 5-Herr

north side of W SR 46, east of Orange Blvd

July 7th, 2025

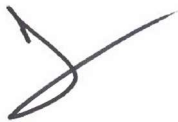
Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

RE: Sanford Retail – 5642 W SR 46 Sanford
Parcel ID: 30-19-30-300-0200-0000
Narrative

The following narrative outlines the proposal in regards to a preapplication meeting. The applicant has detailed the site, as outlined below:

The Seminole Springs project is a proposed multi-family residential development located in unincorporated Seminole County, Florida, at the northeast corner of State Road 46 and Orange Boulevard. The 7.67-acre site is zoned Planned Development (PD) and falls within the State Road 46 Gateway Corridor Overlay. The development includes a three-story residential building consisting of 130 units, with a mix of one- and two-bedroom layouts ranging from 607 to 1,243 square feet. The site provides a total of 242 parking spaces, exceeding the required 215 spaces, and includes 8 handicap-accessible spots. Building setbacks and 25-foot landscape buffers are provided on all sides, surpassing minimum zoning requirements. Site features include a clubhouse, internal drive aisles, ADA-accessible ramps, and a retention/detention pond designed to manage stormwater. The layout reflects compliance with development standards while aiming to offer a well-integrated, community-focused residential environment.

If you have any questions or require additional information, please do not hesitate to contact us at (954) 686-1562 or diego.salazar@bowman.com,



DIEGO SALAZAR, P.E.

Project Manager | **BOWMAN**

900 SE 3rd Avenue, Suite 300, Ft. Lauderdale, FL 33316

O: (954) 884-5253 | D: (954) 884-5251

SR 46 & ORANGE Blvd

Aerial Map

Legend

FL-46 & Orange Blvd

Google Earth

FL-46 & Orange Blvd

600 ft



UNIT TABULATION		
TYPE	SF	# UNITS
A0 - ONE BEDROOM, ONE BATH	607 SF	6 (4.62%)
A1 - ONE BEDROOM, ONE BATH	730 SF	47 (36.15%)
A2 - ONE BEDROOM, ONE BATH	869 SF	34 (26.15%)
A3 - ONE BEDROOM, ONE BATH	948 SF	3 (2.31%)
B1 - TWO BEDROOM, TWO BATH	1,045 SF	14 (10.77%)
B2 - TWO BEDROOM, TWO BATH	1,129 SF	12 (9.23%)
B3 - TWO BEDROOM, TWO BATH	1,243 SF	14 (10.77%)
TOTAL		130 UNITS (100%)



Property Record Card



Parcel: 30-19-30-300-0200-0000
Property Address: W SR 46 SANFORD, FL 32771
Owners: ALOHA SANFORD SENIOR LIVING LLC
 2025 Market Value \$4,126,719 Assessed Value \$4,126,719 Taxable Value \$4,126,719
 2024 Tax Bill \$54,509.83
 Vac General-Commercial property has a lot size of 7.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	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)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$4,126,719	\$4,126,719

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,509.83
Tax Bill Amount	\$54,509.83
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ALOHA SANFORD SENIOR LIVING LLC

Legal Description

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

Taxes

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

Sales

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

Land

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

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00322	DEMOLISH SFR	\$3,000		1/15/2009

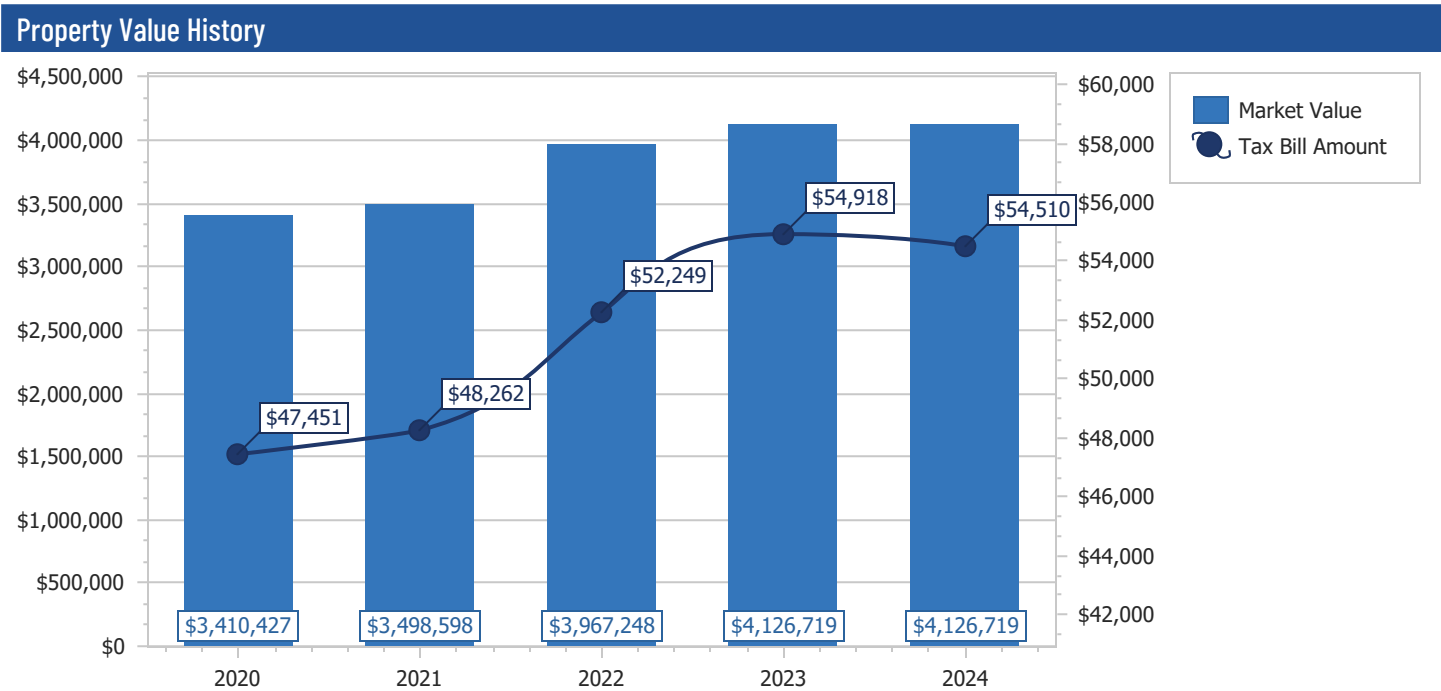
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/9/2025 4:15:56 PM
Project: 25-80000078
Credit Card Number: 48*****5251
Authorization Number: 046932
Transaction Number: 090725C2B-1655D2E8-22F3-4108-A6D5-709ABECB2AEC
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING

SANFORD, FLORIDA 32771

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

PROJECT NAME:	SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION	PROJ #: 25-80000078
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/25	
RELATED NAMES:	EP RAUL RAMIREZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A 55 PLUS MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 7.67 ACRES IN THE PD ZONING LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES:	7.67	
BCC DISTRICT:	5-HERR	
CURRENT ZONING:	PD	
LOCATION:	NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE:	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAUL RAMIREZ 1310 FERDINAND STREET CORAL GABLES CORAL GABLES FL 33134 (786) 202-7572 RAULRAMIREZ1980@GMAIL.COM	DIEGO SALAZAR 900 SE 3RD AVENUE SUITE 300 FT LAUDERDALE FL 33316 (954) 884-5251 DIEGO.SALAZAR@BOWMAN.COM	

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

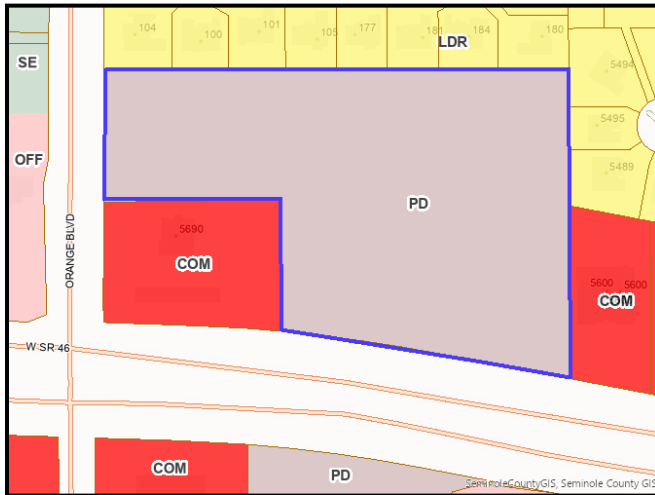
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

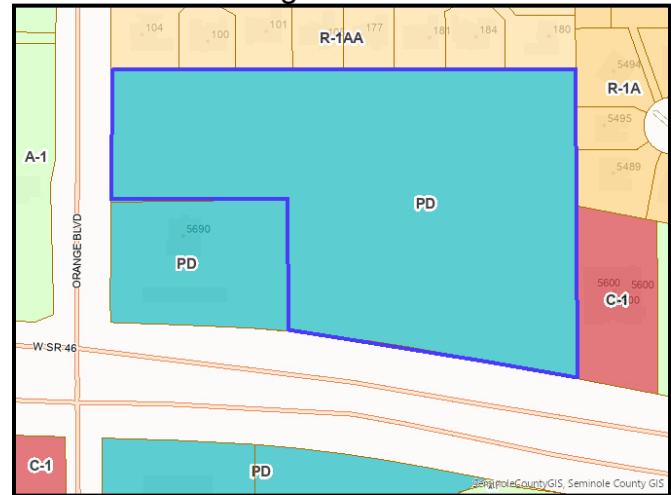
- The subject property has a Future Land Use (FLU) of Planned Development (PD) and a zoning designation of PD (Planned).
- This property is within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities). The Master Development Plan and Development Order were executed on January 11, 2021.
- The permitted uses include multi-family limited to persons fifty-five (55) years and older. Multi-family not for persons fifty-five (55) years and older would warrant substantial change to the PD and require a Major Amendment to the PD (which follows the same procedures as a PD Rezone).

PROJECT AREA ZONING AND AERIAL MAPS

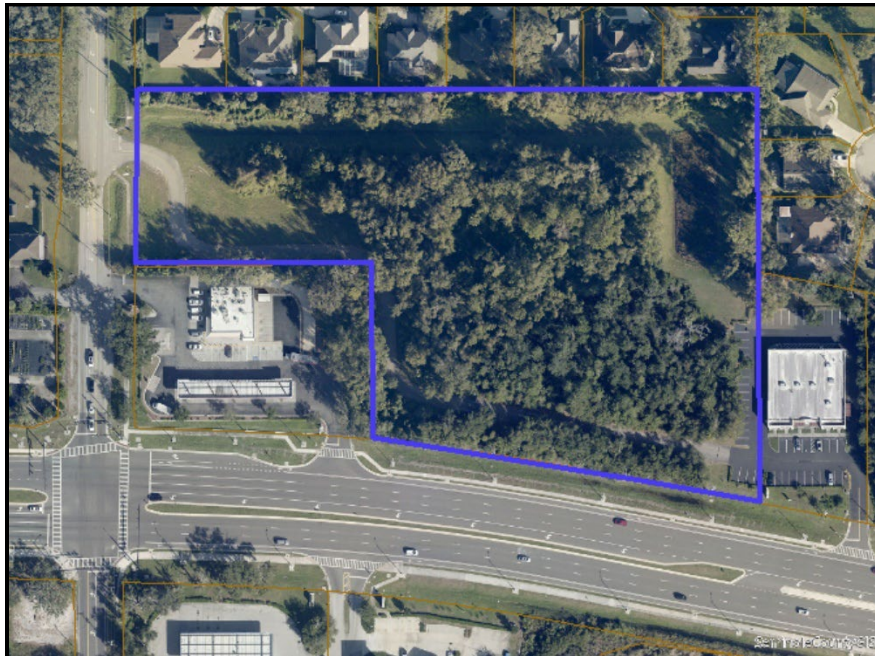
Future Land Use: PD



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of PD rezone, if applicable. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	If not pursuing a PD Rezone, then all applicable Landscape Buffer Criteria will be required in compliance with the Developer's Commitment Agreement #19-20500042.	Info Only
4.	Buffers and CPTED	Additional Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
5.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED	Buffer Requirements for the PD are as follows: North- Twenty-five (25) foot landscape buffer South- Twenty-five (25) foot landscape buffer in compliance with SR 46 Gateway Corridor Overlay standards East- 9.4-foot landscape buffer adjacent to existing parking area; Twenty-five (25) foot landscape buffer north of existing parking area West- Twenty-five (25) foot landscape buffer	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	The Future Land Use designation of Planned Development (PD) for this property allows multi-family residential/independent living to housing for persons 55+. Any proposed changes to this planned development (PD) may require a PD amendment if the proposed use has changed.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
13.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml This page can also be navigated to from our official website via	Info Only

		Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Blvd.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim service area and is required to connect. There is a 20" DI reclaim water main running along the south side of State Road 46. There is an 8" PVC reclaim water main that runs across State Road 46 that is stubbed out/capped near the southeast corner of this development.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main running along the north side of State Road 46 as well as a 10" PVC force main running along the west side of Orange Blvd. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
17.	Natural Resource	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only

22.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
24.	Natural Resources	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
25.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
28.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
29.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
30.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Development Order #19-20500005 and Developer's Commitment Agreement #19-20500042.	Info Only
31.	Planning and Development	The permitted use within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities PD) is a multi-family residential/independent living use limited to housing for persons fifty-five (55) years and older. Any other	Info Only

		use proposed would require a PD Rezone to reestablish permitted uses and development entitlements.	
32.	Planning and Development	The maximum net density of units approved per DO #19-20500005 is 17.3 dwelling units per net buildable acre. The maximum number of units permitted is 130 units.	Info Only
33.	Planning and Development	Building setbacks per DO #19-20500005 are a minimum of fifty (50) feet from all property boundaries.	Info Only
34.	Planning and Development	The PD Development Order was approved on August 13, 2019, the Developers Commitment Agreement was approved on January 11, 2021, and the Engineered Site Plan was approved on March 5, 2021. Per PD requirements, substantial development must occur within 8 years of approval of the Master Development Plan and the Engineered Site Plan approval is valid for 1 year; therefore, the PD entitlements are still valid, but the Site Plan approval has since expired.	Info Only
35.	Planning and Development	The subject property is located within the County's Urban Bear Management Area and must comply with all requirements outlined in Chapter 258 of the Seminole County Code of Ordinances.	Info Only
36.	Planning and Development	The subject property is subject to the State Road 46 Gateway Corridor Overlay Standards, please see the following link for more information regarding standards: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10_OVDI_S30.10.11CRSTRO46GACOOVSTZOCLDECOPRAFA_P	Info Only
37.	Planning and Development	Maximum building height per DO #19-20500005 is forty-five (45) feet.	Info Only
38.	Planning and Development	Per DO #19-20500005, parking shall be provided at a minimum ratio of 0.95 spaces per dwelling unit.	Info Only
39.	Planning and Development	<p>Approval for a PD (Planned Development) rezone is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only

40.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3:</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
41.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
42.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative) 	Info Only
43.	Planning and Development	<p>Per Development Order #19-20500005, thirty-five (35) percent open space is required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2.</p>	Info Only

		https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.2OPSP	
44.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
46.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
47.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
48.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
52.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only

53.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable outfall.	Info Only
54.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
55.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
56.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
57.	Public Works - Engineering	Library Comment Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
58.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
59.	Public Works - Engineering	The proposed driveway does not meet separation requirements. The required separation is 330' between driveways. Either remove the proposed driveway or center it between the existing driveways on SR46.	Info Only
60.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-745

Title:

TATRA TOWNHOMES - REZONE

Project Number: 25-20000006

Project Description: Proposed Rezone from A-1 to R-3A for townhomes on 11.97 acres located on the west side of Tatra St, north of W Chapman Rd

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 16-21-31-5CA-0000-0550

BCC District: 1-Dallari

Applicant: Chris Leppert (407) 233-3663

Consultant: Chris Leppert (407) 233-3663

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Tatra Townhomes	
PARCEL ID #(S): 16-21-31-5CA-0000-0550	
LOCATION: 2050 Tatra St Oviedo, FL 32765	
EXISTING USE(S): Residential	PROPOSED USE(S): Residential Townhomes
TOTAL ACREAGE: 11.97	BCC DISTRICT: District 1
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: A-1	PROPOSED ZONING: R-3A
CURRENT FUTURE LAND USE: MDR	PROPOSED FUTURE LAND USE: MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Chris Leppert	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-233-3663	EMAIL: chris.leppert@kimley-horn.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Chris Leppert	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-233-3663	EMAIL: chris.leppert@kimley-horn.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Kelly and Teresa Coyle		
ADDRESS: 2050 Tatra Street		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-619-3291	EMAIL: Coylekelly00@gmail.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

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

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


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

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

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


SIGNATURE OF OWNER/AUTHORIZED AGENT

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


DATE

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, Kelly Coyle, the owner of record for the following described property [Parcel ID Number(s)] 16-21-31-5CA-0000-0550 hereby designates Christopher C. Leppert to act as my authorized agent for the filing of the attached application(s) for:

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

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

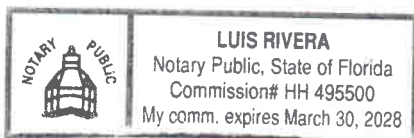
5/9/2025
Date

[Signature]
Property Owner's Signature

Kelly Coyle / TERESA Coyle
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Kelly Coyle Teresa Coyle (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Florida DL, Florida DL as identification, and who executed the foregoing instrument and sworn an oath on this 9 day of May, 2025.



[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- ☒ Individual ☐ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER
Kelly A. Coyle	2050 Tatra Street, Oviedo, FL 32765	407-619-3291
Teresa A. Coyle	2050 Tatra Street, Oviedo, FL 32765	

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

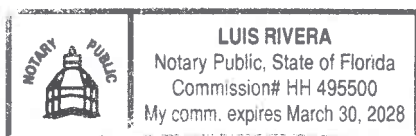
5/9/2025
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9 day of May, 2025, by Kelly Cole, Teresa Coyle, who is ☐ personally known to me, or ☒ has produced FL DL, FL DL as identification.

[Signature]
Signature of Notary Public



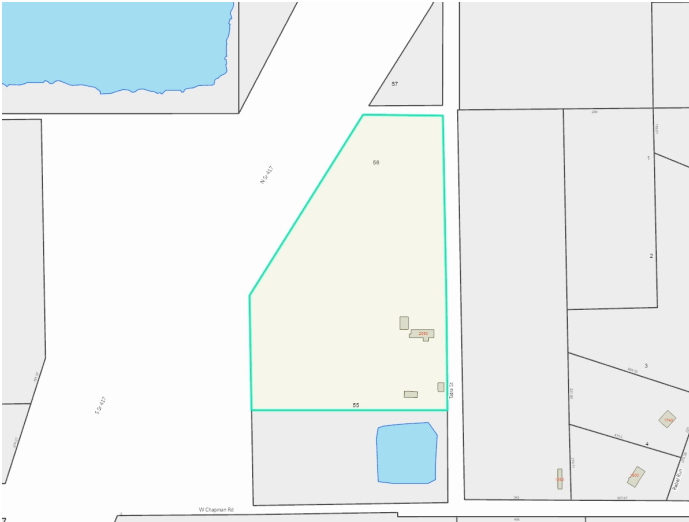
Luis Rivera
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 16-21-31-5CA-0000-0550
Property Address: 2050 TATRA ST OVIEDO, FL 32765
Owners: COYLE, KELLY A; COYLE, TERESA A
 2025 Market Value \$639,941 Assessed Value \$285,226 Taxable Value \$234,504
 2024 Tax Bill \$3,132.90 Tax Savings with Exemptions \$5,107.89
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 2,052 SF and a lot size of 11.97 Acres

Parcel Location



Site View



1621315CA00000550 02/22/2022

Parcel Information

Parcel	16-21-31-5CA-0000-0550
Property Address	2050 TATRA ST OVIEDO, FL 32765
Mailing Address	2050 TATRA ST OVIEDO, FL 32765-8839
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$174,346	\$156,732
Depreciated Other Features	\$36,357	\$37,907
Land Value (Market)	\$429,238	\$429,238
Land Value Agriculture	\$0	\$0
Just/Market Value	\$639,941	\$623,877
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$354,715	\$346,689
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$285,226	\$277,188

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,240.79
Tax Bill Amount	\$3,132.90
Tax Savings with Exemptions	\$5,107.89

Owner(s)

Name - Ownership Type

COYLE, KELLY A - Tenancy by Entirety
 COYLE, TERESA A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 55 & ALL LOT 56 (LESS
EXPRESSWAY)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$285,226	\$50,722	\$234,504
Schools	\$285,226	\$25,000	\$260,226
FIRE	\$285,226	\$50,722	\$234,504
ROAD DISTRICT	\$285,226	\$50,722	\$234,504
SJWM(Saint Johns Water Management)	\$285,226	\$50,722	\$234,504

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$77,500	03674/0255	Improved	Yes
WARRANTY DEED	3/1/1981	\$33,500	01325/0643	Vacant	No
WARRANTY DEED	1/1/1976	\$8,000	01091/0152	Vacant	No

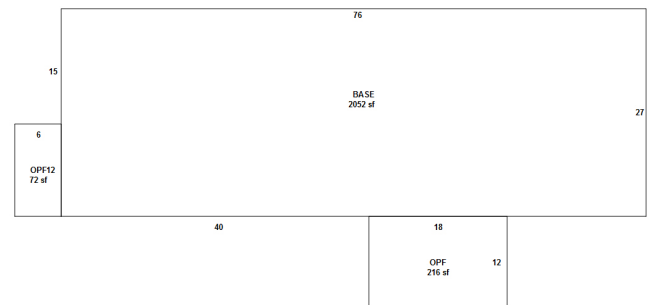
Land

Units	Rate	Assessed	Market
5 Acres	\$57,500/Acre	\$215,625	\$215,625
7.43 Acres	\$57,500/Acre	\$213,613	\$213,613

Building Information

#	1
Use	MOBILE HOME
Year Built*	2002
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	2052
Total Area (ft ²)	2340
Constuction	MOBILE HOMES AVG
Replacement Cost	\$132,618
Assessed	\$103,442

* Year Built = Actual / Effective



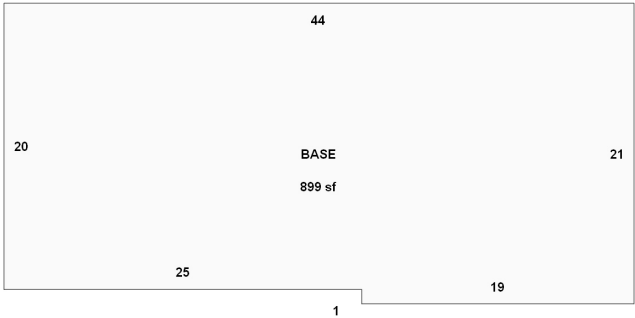
Sketch by: Apex Sketch

Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	216

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	899
Total Area (ft²)	899
Constuction	SIDING GRADE 3
Replacement Cost	\$24,273
Assessed	\$18,447

* Year Built = Actual / Effective

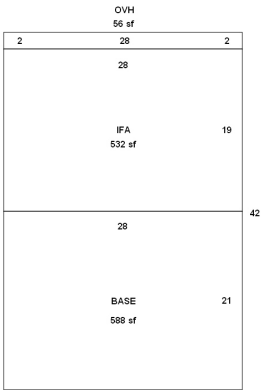


Sketch by Apex Search

Building 2

Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft²)	588
Total Area (ft²)	1176
Constuction	SIDING GRADE 3
Replacement Cost	\$48,965
Assessed	\$44,803

* Year Built = Actual / Effective



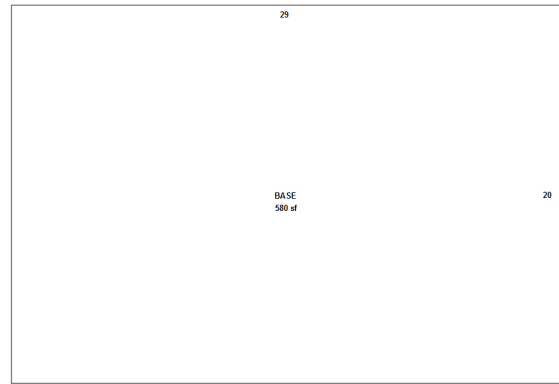
Sketch by Apex Search

Building 3

Appendages	
Description	Area (ft²)
INTERIOR FINISH AVERAGE	532
OVERHANG	56

Building Information	
#	4
Use	BARNs/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	580
Total Area (ft²)	580
Constuction	SIDING GRADE 2
Replacement Cost	\$13,311
Assessed	\$7,654

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
08362	POOL ENCLOSURE	\$10,500		10/26/2011
07828	SWIMMING POOL	\$27,000		10/4/2011
04388	MOBILE HOME - MECHANICAL	\$48,700	8/20/2003	4/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2002	1	\$2,750	\$1,100
PATIO 3	2002	1	\$6,000	\$2,700
POOL 1	2011	1	\$35,000	\$23,625
COVERED PATIO 1	2011	1	\$2,750	\$1,560
COVERED PATIO 2	2011	1	\$4,000	\$2,268
SCREEN ENCL 2	2011	1	\$9,000	\$5,104

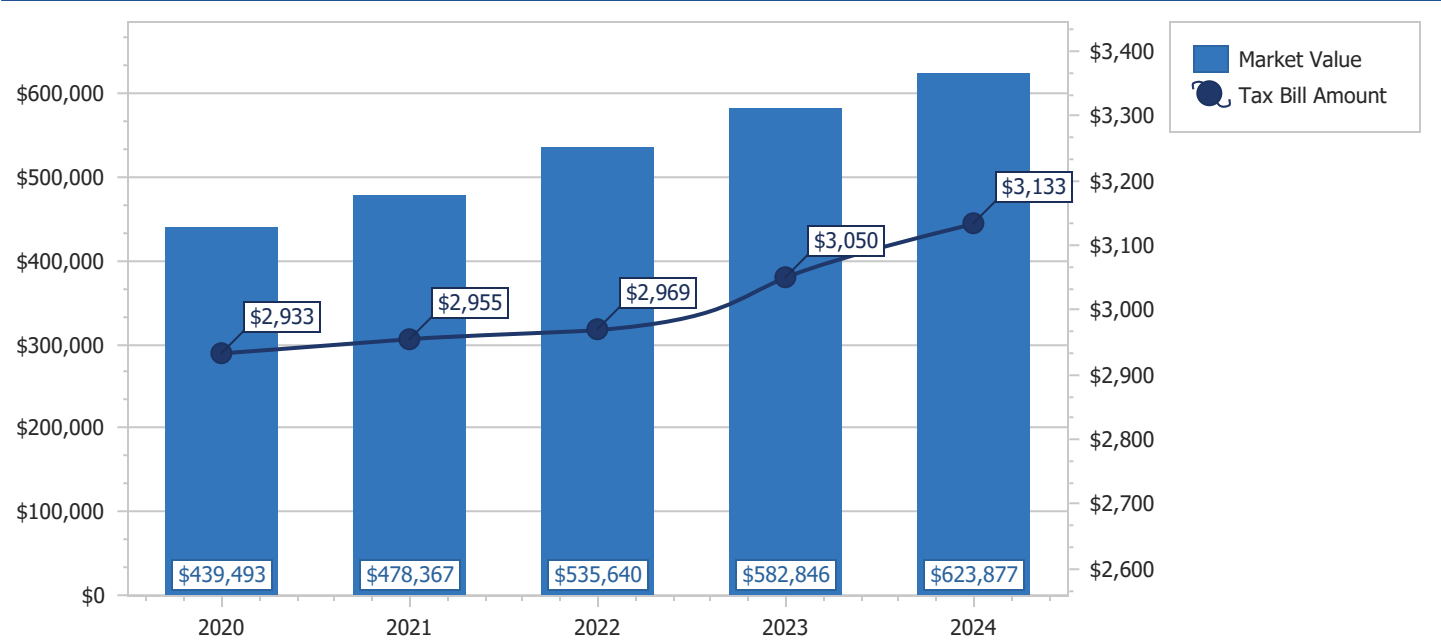
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/9/2025 10:25:12 AM
Project: 25-20000006
Credit Card Number: 47*****6182
Authorization Number: 064788
Transaction Number: 090725O39-DC2174C5-DAC1-4FF0-A453-039F3B5E0345
Total Fees Paid: 3455.70

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	55.70
REZONE TO COM, IND, OP/RP 14	3400.00
Total Amount	3455.70

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

Comment Document – Initial Submittal

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

PROJECT NAME:	TATRA TOWNHOMES - REZONE	PROJ #: 25-20000006
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	7/09/25	
RELATED NAMES:	Z2025-016	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	16-21-31-5CA-0000-0550	
NO OF ACRES	11.97	
BCC DISTRICT	1-Bob Dallari	
LOCATION	ON THE WEST SIDE OF TATRA ST, NORTH OF W CHAPMAN RD	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHRIS LEPPERT KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 233-3663 CHRIS.LEPPERT@KIMLEY-HORN.COM		CHRIS LEPPERT KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 233-3663 CHRIS.LEPPERT@KIMLEY-HORN.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
3.	Buffers and CPTED	If the maximum density for the property is established to be 10 dwelling units per acre the buffer requirements will be: North: No Buffer, South: No Buffer, East: 0.2 Opacity and West: 0.4 Opacity.	Info Only
4.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED	A more in-depth buffer review will be completed after submittal and review of the Development Plan.	Unresolved
6.	Comprehensive Planning	The property has a Medium Density Residential Future Land Use designation, which allows up to 10 dwelling units per net buildable acre. Please state the proposed residential density on the master development plan.	Unresolved
7.	Environmental Services	Seminole County will be the water/sewer service provider for this development.	Info Only
8.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Environmental Services	The survey shows 15-foot of Right-of-way for Tatra St., the development appears it will likely be required to connect to both central water and sewer, the 15-foot right-ow-way may not be wide enough to accommodate both water and sewer and meet separation requirements. This will need to be addressed at Final Engineering.	Info Only
10.	Natural Resources	Please provide a precise wetland line. The approximate line is insufficient for rezoning and site plan purposes.	Unresolved

11.	Planning and Development	A Rezone from A-1 (Agriculture) to R-3A (Multiple-Family Dwelling) is consistent with the Medium Density Residential Future Land Use.	Info Only
12.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. The provided SCALD letter will be reviewed after a Development Plan is provided. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
13.	Planning and Development	Please provide a Development Plan drawn to an appropriate scale as required by SCLDC Sec. 30.4.8.3(a)	Unresolved
14.	Planning and Development	<p>The required Development Plan should include and call out the following:</p> <ul style="list-style-type: none"> • Legal description for the subject property. • Site data table (see separate comment with requirements). • Proposed Tract locations and table (see separate comment with requirements). • Proposed public and or private roads. • Lot area. • Site dimensions. • Any existing wetlands on the site and the required wetland buffers. • Required landscape buffers. • Right-of-way locations and widths. • Tentative parking areas and number of spaces. • Proposed building locations and building setbacks from lot lines. • Total floor area proposed for buildings. • Proposed points of access with tentative dimensions. • Locations of identification signs not on buildings. • Proposed locations of existing easements. • Location of existing trees on-site and their common name. • Number of trees to be removed and retained. 	Unresolved
15.	Planning and Development	<p>On the Development Plan the following needs to be provided under the site data table:</p> <ul style="list-style-type: none"> • Current and Proposed Zoning. • Existing Future Land Use • Maximum building height of thirty-five (35) feet. • Total dwelling units per net buildable area calculation. • Required off-street parking to include bicycle parking. (This can be just stated doesn't need to be shown can be demonstrated at the time of Final Engineering). • Required Open Space 	Unresolved
16.	Planning and Development	Tracts indicated on the Development Plan should be stated in the Tract Table with information regarding their use, owner, and	Unresolved

		maintenance. (A public or private road would be required to be labeled as a tract.	
17.	Planning and Development	Please revise the street name "Hurban Street" on the "Boundary-Topo-Tree Survey" to reflect its updated name: "West Chapman Road."	Unresolved
18.	Planning and Development	Please provide a separate pdf containing the legal description of the subject property.	Unresolved
19.	Planning and Development	Per Sec. 30.4.8.3 (d) Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.	Info Only
20.	Planning and Development	The maximum density needs to be established on the Development plan and shall not exceed ten (10) dwelling units per net buildable acre.	Info Only
21.	Planning and Development	Per Sec. 30.4.8.3 (h) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.	Info Only
22.	Planning and Development	During the initial submittal for the R-3A Rezone, a Development Plan was not provided. Additional comments may be provided following the resubmittal and review.	Info Only
23.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u></p> <p>Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling the 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), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p>	Unresolved
24.	Planning and Development	<p><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></p> <p>Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.</p>	Info Only

25.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30.	Info Only
26.	Planning and Development	Minimum building setbacks within the R-3A zoning district shall be established from each dwelling structure to the overall project boundary and are as follows: Front: twenty-five (25) feet, Side: twenty-five (25) feet, and Rear: twenty-five (25) feet.	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
29.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
30.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
31.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
32.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
33.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only
34.	Public Works - County Surveyor	First off when calculating the south quarter corner you hold a line from the sw 1/4 to the se 1/4 corner unless you found something or have a CCR. Second that south 1/4 corner again	Unresolved

		is half way between the sw and se 1/4 corners by definition. if you check the right of way plans for 417 they recovered a monument at the s 1/4 corner.	
35.	Public Works - County Surveyor	There is not enough information on this survey for me to feel comfortable that you are in the right place. especially as FDOT's fenced pond falls 12.5 feet within the property you identify you are surveying and you set every corner. i also seriously doubt there isn't a set corner set by the surveyor for the expressway at the anglebreak along the west line of your property.	Unresolved
36.	Public Works - County Surveyor	You will need to resolve the encroachment of DOT's pond onto your property before we can go further.	Unresolved
37.	Public Works - Engineering	The survey seems to show only 15' of ROW for Tatra Lane. The development requires a minimum 50' right-of-way (ROW). Please review the adjacent plats as it appears that there may be 25' ROW adjacent to the site. The 15' and 25' would only be 40' and would still not be sufficient. Please verify ROW. Please note that Hurban Street is not West Chapman Road please verify and adjust this as well.	Unresolved
38.	Public Works - Engineering	The drainage for the site appears to be constrained. The site will have to hold volumetric difference for the 25-year, 24-hour storm event onsite. The rate and water quality for the site will also need to be addressed at final engineering.	Info Only
39.	Public Works - Engineering	There may be considerable muck on the site and in the ROW. Additional deeper geotechnical borings will be required for the site at final engineering.	Info Only
40.	Public Works - Engineering	There appears to be a piping and a ditch in Tatra Lane or directly next to it. This drainage will have to be addressed at final engineering.	Info Only
41.	Public Works - Engineering	Roads to County Standard will be required at final engineering.	Info Only
42.	Public Works - Engineering	Based on the County drainage basin study, the site may be flood prone. Additional modeling may be needed at final engineering to show that the site is not flood plain and or compensating storage may be needed at final engineering.	Info Only
43.	Public Works - Impact Analysis	The Traffic Impact Study (TIS) provided by the applicant has been reviewed and approved without any changes required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Raymond Phillips (407) 665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
08/07/2025	The application fee allows for the initial submittal plus two resubmittals.	Tiffany (Buffers), Maya, Sarah, Tiffany (Planning), Ray, & Jim
<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>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-748

Title:

OLIVE GARDEN OVIEDO - PRE-APPLICATION

Project Number: 25-80000085

Project Description: Proposed Site Plan to demolish an existing building and construct a new restaurant on 1.79 acres in the PD Zoning District located on the south side of Red Bug Lake Rd, east of Mikler Rd

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

Parcel ID: 19-21-31-514-0000-0020

BCC District: 1-Dallari

Applicant: Bob Fields (407) 245-4577

Consultant: Janie Schaumburg (847) 219-1513



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

PROJ. #: 25-80000085

Received: 7/24/25

Paid: 7/24/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Olive Garden - Oviedo

PARCEL ID #(S): 19213151400000020

TOTAL ACREAGE: 1.79

BCC DISTRICT: 1: Dallari

ZONING: PD

FUTURE LAND USE: PD

APPLICANT

NAME: Bob Fields

COMPANY: Darden

ADDRESS: 1000 Darden Center Drive

CITY: Orlando

STATE: FL

ZIP: 32837

PHONE: 407-245-4577

EMAIL: BFields@darden.com

CONSULTANT

NAME: Janie Schaumburg

COMPANY:

ADDRESS: 1400 East Touhy Avenue, Suite 215

CITY: Des Plaines

STATE: IL

ZIP: 60018

PHONE: 847-219-1513

EMAIL: janie.schaumburg@jsdinc.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: New Olive Garden Restaurant. The existing building was previously occupied by Macaroni Grill. The plan is to demo the existing building and construct a new building per Olive Gardens prototypical design standard.

STAFF USE ONLY

COMMENTS DUE: 8/1

COM DOC DUE: 8/7

DRC MEETING: 8/13

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:
 on the south side of Red Bug Lake Rd,
 east of Mikler Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 8/8

Project Narrative for Pre-Application Meeting

Location: 7123 Red Bug Lake Road, Oviedo, FL 32765

Parcel ID: 19213151400000020

Zoning District: PD (Planned Development)

Applicant: Janie Schaumburg, JSD Professional Services

Date: July 24, 2025

To:

Seminole County Planning and Zoning Department

Dear Planning and Zoning Staff,

On behalf of our client, we respectfully request a pre-application meeting with the Seminole County Planning and Zoning Department to discuss development options for the property located at **7123 Red Bug Lake Road, Oviedo, FL 32765** (Parcel ID: **19213151400000020**). The site is currently zoned **PD (Planned Development)** and was most recently occupied by Macaroni Grill.

Project Intent:

- **Demolition and New Construction:** Remove the existing structure and construct a new building consistent with Olive Garden's prototype standards in the general footprint of the existing building with an additional 1000-1500 sf of additional building area. This approach would reuse the existing utilities, parking, landscaping, and drainage improvements.

Purpose of Pre-Application Meeting:

We are seeking input from Planning and Zoning staff to help determine the feasibility and processes prior to formal submittal. Specifically, we would like to:

- Review applicable site development standards and design guidelines.
- Discuss any requirements or limitations related to building size, height, setbacks, landscaping, parking, and signage.
- Evaluate any infrastructure, traffic, or stormwater considerations.
- Outline required submittals and timelines for permitting and approvals.

We believe a collaborative discussion at this early stage will help us make an informed decision and ensure compliance with Seminole County's development standards.

Contact Information:

Janie Schaumburg

JSD Professional Services

1400 E. Touhy Avenue, Suite 215

Des Plaines, IL 60018

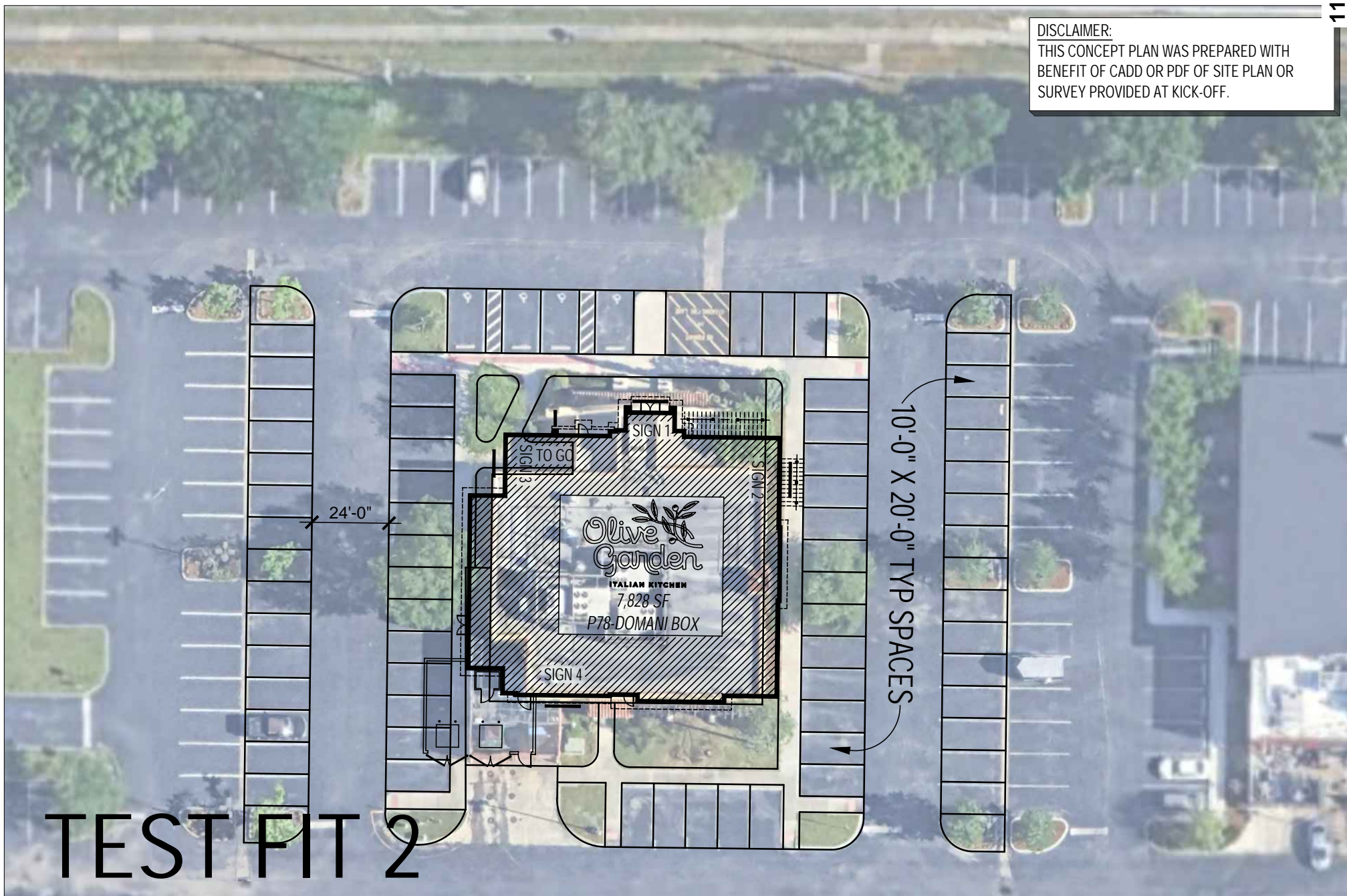
Phone: (847) 219-1513

Email: janie.schaumburg@jsdinc.com

We appreciate your time and look forward to coordinating a meeting at your earliest convenience. Please let us know the next steps or if any additional materials are needed in advance.

Sincerely,
Janie Schaumburg
JSD Professional Services

DISCLAIMER:
THIS CONCEPT PLAN WAS PREPARED WITH
BENEFIT OF CADD OR PDF OF SITE PLAN OR
SURVEY PROVIDED AT KICK-OFF.

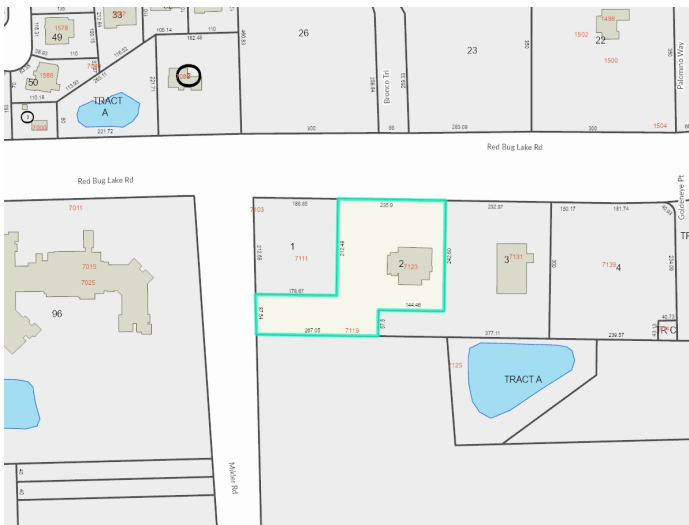


Property Record CardAA



Parcel: 19-21-31-514-0000-0020
 Property Address: 7123 RED BUG LAKE RD OVIEDO, FL 32765
 Owners: GORBY FOUNTAINS PROPERTIES LLC
 2025 Market Value \$2,349,930 Assessed Value \$2,349,930 Taxable Value \$2,349,930
 2024 Tax Bill \$29,005.17
 Restaurant property w/1st Building size of 6,328 SF and a lot size of 1.79 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	19-21-31-514-0000-0020
Property Address	
Mailing Address	C/O NORTH AMERICAN COMMERCIAL 9079 W POST RD STE 120 LAS VEGAS, NV 89148-2439
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$799,237	\$791,738
Land Value (Market)	\$1,388,436	\$1,248,032
Just/Market Value	\$2,349,930	\$2,195,864
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$29,005.17
Tax Bill Amount	\$29,005.17
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

LOT 2
 GOLDENEYE POINT
 PB 75 PGS 79 & 80

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,349,930	\$0	\$2,349,930
Schools	\$2,349,930	\$0	\$2,349,930
FIRE	\$2,349,930	\$0	\$2,349,930
ROAD DISTRICT	\$2,349,930	\$0	\$2,349,930
SJWM(Saint Johns Water Management)	\$2,349,930	\$0	\$2,349,930

SalesAA

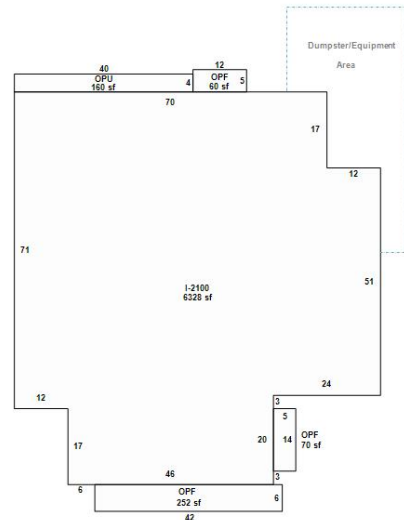
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/27/2021	\$100	10168/0001	Improved	No
GUARDIAN DEED	7/1/2018	\$2,150,000	09181/0019	Improved	No

LandAA

Units	Rate	Assessed	Market
78,002 SF	\$17.80/SF	\$1,388,436	\$1,388,436

Building InformationAA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	6328
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$1,005,329
Assessed	\$799,237

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft ²)
OPEN PORCH FINISHED	60
OPEN PORCH FINISHED	70
OPEN PORCH FINISHED	252
OPEN PORCH UNFINISHED	160

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
07808	FIRE ALARM SYSTEM INSTALLATION	\$1,000		7/6/2016

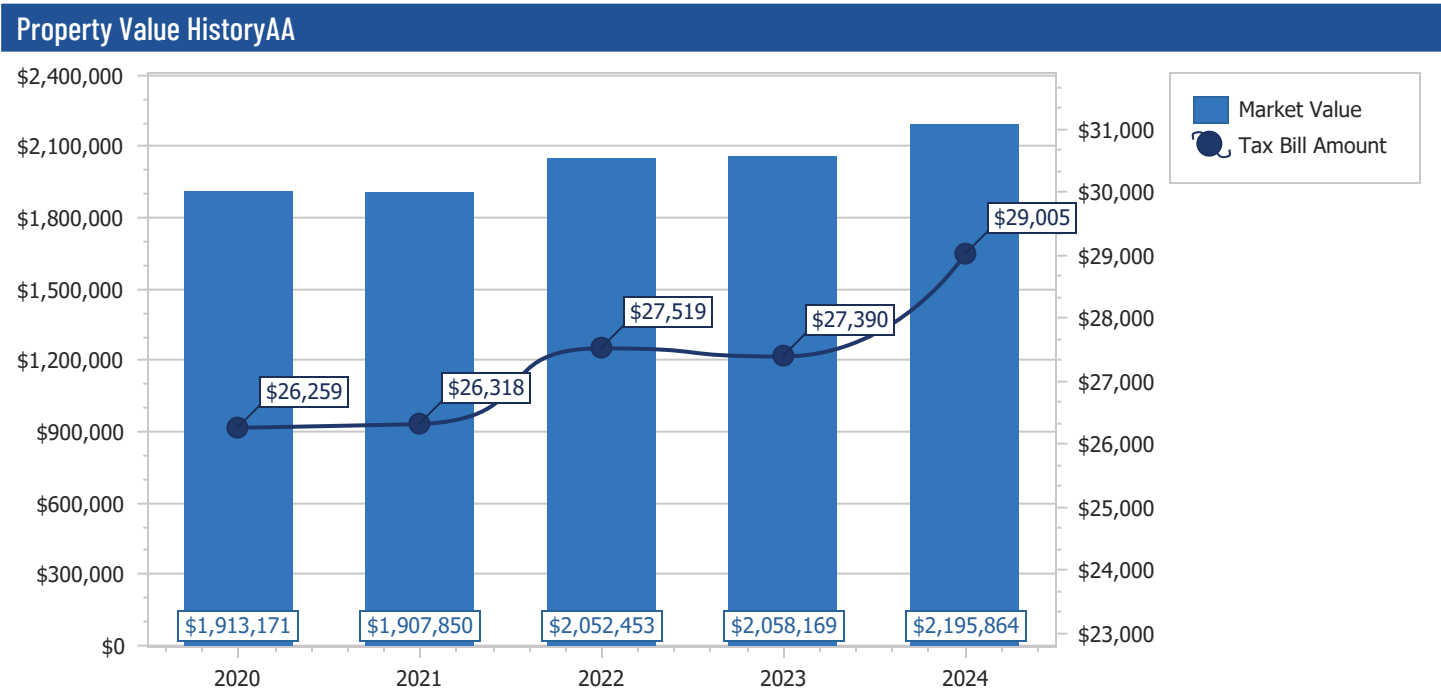
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2007	3380	\$18,387	\$10,573
COMMERCIAL CONCRETE DR 4 IN	2007	1624	\$8,835	\$5,080
COMMERCIAL ASPHALT DR 3 IN	2007	48468	\$162,368	\$93,362
6' CHAIN LINK FENCE - LIN FT	2007	87	\$1,348	\$585
8' CHAIN LINK FENCE - LIN FT	2007	83	\$1,682	\$730
POLE LIGHT 2 ARM	2007	2	\$7,210	\$7,210
POLE LIGHT 3 ARM	2007	2	\$11,330	\$11,330
POLE LIGHT 4 ARM	2007	4	\$30,900	\$30,900
IRON GATE - Lin Ft	2007	150	\$4,326	\$2,487

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

School DistrictsAA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesAA	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





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

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

Receipt Details

Date: 7/24/2025 4:44:04 PM
Project: 25-80000085
Credit Card Number: 42*****0695
Authorization Number: 02757G
Transaction Number: 240725O17-D913AB60-1988-40F6-B6C0-A707DD7E002F
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	OLIVE GARDEN OVIEDO - PRE-APPLICATION	PROJ #: 25-80000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/24/25	
RELATED NAMES:	EP JANIE SCHAUMBURG	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-514-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMO EXISTING BUILDING AND BUILD A NEW RESTAURANT ON 1.79 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, EAST OF MIKLER RD	
NO OF ACRES	1.79	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
BOB FIELDS DARDEN 1000 DARDEN CENTER DR ORLANDO FL 32837 (407) 245-4577 BFIELDS@DARDEN.COM	JANIE SCHAUMBURG 1400 E TOUHY AVE STE 215 ROSEMONT IL 60018 (847) 219-1513 JANIE.SCHAUMBURG@JSDINC.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject site is part of the Goldeneye PD (Planned Development) approved for office and restaurant uses.
- The proposed use of a restaurant on Lot 2 is permitted.

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	<p>Condition A in the Development Order states the buffer adjacent to Red Bug Lake Road shall be a minimum width of ten (10) feet with a three (3) foot continuous hedge along the property line. Additional landscaping shall consist of four (4) canopy trees per 100 linear feet.</p> <p>Existing landscaping may be used to satisfy these requirements, however, please show them on the landscape plan during site plan review. Additional landscaping shall consist of four (4) canopy trees per 100 linear feet.</p>	Info Only
2.	Buffers and CPTED Annie Sillaway	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 14.1 of Part 14 of the SCLDC Sec. 30.30.14.8. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Info Only
3.	Buffers and CPTED Annie Sillaway	Condition G in the Development Order states, Landscaping shall consist of at least seventy-five (75) percent native plant materials.	Info Only
4.	Buffers and CPTED Annie Sillaway	Condition A in the Development Order states, adjacent to the south property line, the Seminole County Land Development Code requires a minimum buffer width of 25 feet with 8 canopy trees per 100 linear feet and a 6 feet brick or masonry wall. In place of this standard, however, the developer may choose to meet any of the alternative buffer requirements listed in Exhibit B based on an opacity rating of 0.6 or 60 percent. The Board of County Commissioners recognizes the four landscaping alternatives listed in Exhibit B as equivalent to normal Code requirements in achieving compatibility with adjacent residential property to the south. At the time of planting, canopy trees shall have a minimum height of 10 feet and minimum caliper of 3 inches with an overall average of 4 inches, measured 1 foot above the ground. Understory trees shall have a minimum height of 8 feet, and 2 inch caliper as measured 1 foot above the ground. Shrubs shall have a minimum height of 3 feet attained within 1 year after	Info Only

		planting.	
5.	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
6.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	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
9.	Comprehensive Planning David German	Please note the Comprehensive Plan Future Land Use OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS. Changes to the site may require PD amendments.	Info Only
10.	Environmental Services Bill White	The development is within Seminole County's potable water service area and is required to connect. This lot was part of a master development plan with prepared utility connection points. The connection point is an 8" PVC potable water main running along the south side of the commercial parcel. The existing service may be utilized for new building if EOR deems it sufficiently sized.	Info Only
11.	Environmental Services Bill White	This development is within Seminole County's sanitary sewer service area. This lot was part of a master development plan with prepared utility connection points. The developer must tie into the existing master sanitary sewer system and verify the existing Pump Station is adequate for additional flows if any.	Info Only
12.	Environmental Services Bill White	The development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
13.	Environmental Services	This development is not within any reclaim irrigation service areas. This lot was part of a master	Info Only

	Bill White	development plan with prepared utility connection points, so irrigation will be provided with connection to the master development connection point.	
14.	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
15.	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
16.	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
17.	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
18.	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
19.	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
20.	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
21.	Natural Resources Sarah Harttung	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options	Info Only

		to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
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	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 specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
24.	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
25.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development Annie Sillaway	Property is within the Goldeneye PD and shall be developed in accordance with the approved PD Development Order #11-20500018 and Developer's Commitment Agreement #21-20500005.	Info Only
27.	Planning and Development Annie Sillaway	The building setbacks for the Goldeneye PD (Planned Development) zoning district are: North: Twenty-five (25) feet, South: Ten (10) feet, East: Ten (10) feet, and West: Twenty-five (25) feet.	Info Only
28.	Planning and	The proposed project is subject to Site Plan Review	Info Only

	Development Annie Sillaway	Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	
29.	Planning and Development Annie Sillaway	Off-Street Parking can be found in SCLDC Part 11 Chapter 30. Parking requirements for a restaurant are: Food and Beverage (free-standing) 5 parking space for every 1,000 square feet.	Info Only
30.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. Requirements for Outdoor Lighting can be found under Part 15 Chapter 30 of the Seminole County Land Development Code.	Info Only
31.	Planning and Development Annie Sillaway	The subject site is part of the Goldeneye PD and restaurants are permitted.	Info Only
32.	Planning and Development Annie Sillaway	Parking lot Landscaping shall be in accordance with Sec. 30.11.3 of the Seminole County Land Development Code.	Info Only
33.	Planning and Development Annie Sillaway	The existing Goldeneye PD permits an overall Floor Area Ratio (F.A.R.) of 0.23 with a maximum building height of forty-five (45) feet. The maximum building size for any lots is limited to 12,000 square feet.	Info Only
34.	Planning and Development Annie Sillaway	Per the Goldeneye PD (Planned Development) Development Order, the following design standard conditions apply: <ul style="list-style-type: none"> • All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays and refilling areas shall be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, then the plantings must be high enough within one year of planting to provide the required screening. • No roof shall be predominantly flat. Flat roofs with parapet walls or mansards are acceptable provided it gives the appearance 	Info Only

		<p>of pitched roofs and it is consistent with the surrounding area structures.</p> <ul style="list-style-type: none"> The buffer adjacent to Red Bug Lake Road shall be a minimum width of 10 feet with a 3-foot continuous hedge along the property line. Additional landscaping shall consist of 4 canopy trees per 100 linear feet. 	
35.	Planning and Development Annie Sillaway	Signage standards shall be in accordance with the Lake Mary Boulevard Gateway Corridor Overlay Standards of the Land Development Code.	Info Only
36.	Planning and Development Annie Sillaway	Outdoor seating is permitted until 11:00 p.m., and may be located on the north, east and/or west side of each restaurant.	Info Only
37.	Planning and Development Annie Sillaway	Operating hours shall be limited to the hours between 6 AM and 2 AM.	Info Only
38.	Planning and Development Annie Sillaway	The landscape planting area for the Building Pad on Lot 2 shall be a minimum of 5 ft. wide on the north side of the building, and the total landscape planting area for this building shall be no less than 2,900 sq. ft.	Info Only
39.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	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
41.	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
42.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall	Info Only

		be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
43.	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Info Only
44.	Public Works - Engineering Jim Potter	The site is part of a master drainage system. Any increase in impervious will have to be evaluated to ensure it still meets the master stormwater requirements.	Info Only
45.	Public Works - Engineering Jim Potter	There appears to be an impact to some of the existing parking. With the larger building and reduced parking, the site plan will have to demonstrate enough parking.	Info Only
46.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external (the Existing Restaurant Trips can be taken as a credit) trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Bill White 407-665-2021 wwhite@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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