



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, July 9, 2025

9:00 AM

Room 3024

This meeting will be held In-Person. 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) MYAGUTECH OFFICE - PRE-APPLICATION

[2025-630](#)

Project Number: 25-80000070

Project Description: Proposed Site Plan for an office with storage on 0.14 acres in the C-1 Zoning District located on the east side of Broadway, north of E SR 46

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

Parcel ID: 33-19-31-507-0000-1670

BCC District: 5-Herr

Applicant: Luis Velez (407) 963-2830

Consultant: N/A

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

**9:20AM (IN PERSON) HEATHROW ON THE GREEN TOWNHOMES -
PRE-APPLICATION****[2025-631](#)****Project Number:** 25-80000072**Project Description:** Proposed PD Amendment and Site Plan for up to 28 townhomes on 3.05 acres in the PD Zoning District located on the northeast corner of W. Lake Mary Blvd and Heathrow Blvd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000+**BCC District:** 5-Herr**Applicant:** David Cobb (407) 506-9058**Consultant:** Tyler Fitzgerald (407) 322-6841**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-630

Title:

9:00AM (IN PERSON) MYAGUTECH OFFICE - PRE-APPLICATION

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BCC District: 5-Herr

Applicant: Luis Velez (407) 963-2830

Consultant: N/A



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

PROJ. #: 25-80000070

Received: 6/13/25

Paid: 6/18/25

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☒ PRE-APPLICATION \$50.00
PROJECT

PROJECT NAME: MAT COAST PROPERTIES LLC - MYAGUATECH OFFICE

PARCEL ID #(S): 33-19-31-507-0000-1670

TOTAL ACREAGE: .14 acre

BCC DISTRICT: Herr

ZONING: C-1

FUTURE LAND USE: com

APPLICANT

NAME: LUIS VELEZ

COMPANY: MAT COAST PROPERTIES LLC

ADDRESS: 2471 BROADWAY | PARCEL ID: 33-19-31-507-0000-1670

CITY: SANFORD

STATE: FL

ZIP: ~~32771~~ 32771

PHONE: 407-963-2830

EMAIL: aguatchllc@gmail.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: Office / Shop

STAFF USE ONLY

COMMENTS DUE: 6/27

COM DOC DUE: 7/2

DRC MEETING: 7/9

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: COM

LOCATION:

W/S: Midway Canaan

BCC: 5: Herr

on the east side of Broadway,
north of E SR 46

Agenda: 7/3

Commercial Property: 2471 Broadway Sanford, FL 32771

Application Num: 24-18612

Parcel ID#: 33-19-31-507-0000-1670

Zoning: C-1

Application: Pre-Application, Fee \$50.00

Narrative for 2471 Broadway Sanford, FL

I propose to convert the existing C-1 building, formerly a restaurant, into a dedicated office workspace for MyAguaTech, which specializes in water softening and filtration services. The bulk of our operations will be conducted over the phone and through in-home service visits for residents in Seminole, Volusia, Lake, Orange, Osceola counties, and the Greater Orlando area. The office will facilitate inbound calls, appointment scheduling, and customer support, ensuring efficient communication and service delivery.

In addition to the office space, a small area will be designated for the storage of essential parts for water softening and filtration systems, allowing us to promptly address any malfunctions of the systems and provide customers with a better service.

By obtaining the necessary Certificate of Occupancy, MyAguaTech aims to create a welcoming and functional environment that enhances our ability to offer personalized service and support. This change of use aligns with our commitment to ensuring safe and clean water for all residents in our service areas.

We are excited about the opportunity to contribute to the business community in Seminole County and to serve as a valuable resource for the residents of Sanford and the surrounding areas.

Commercial Property: 2471 Broadway Sanford, FL 32771

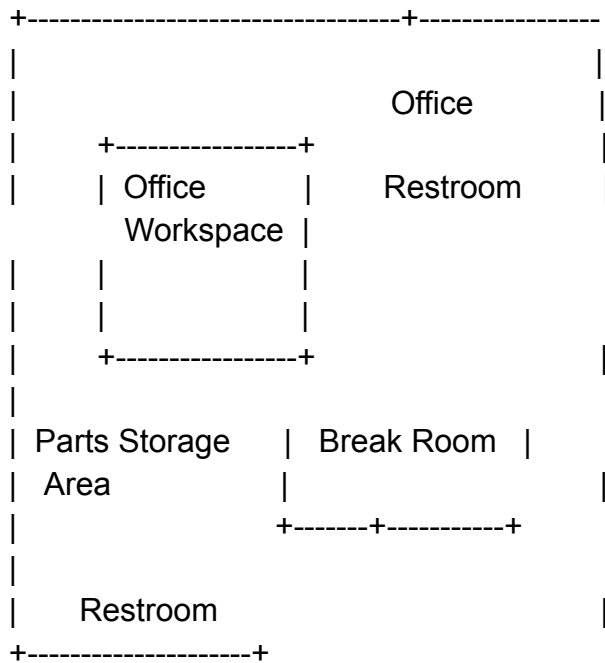
Application Num: 24-18612

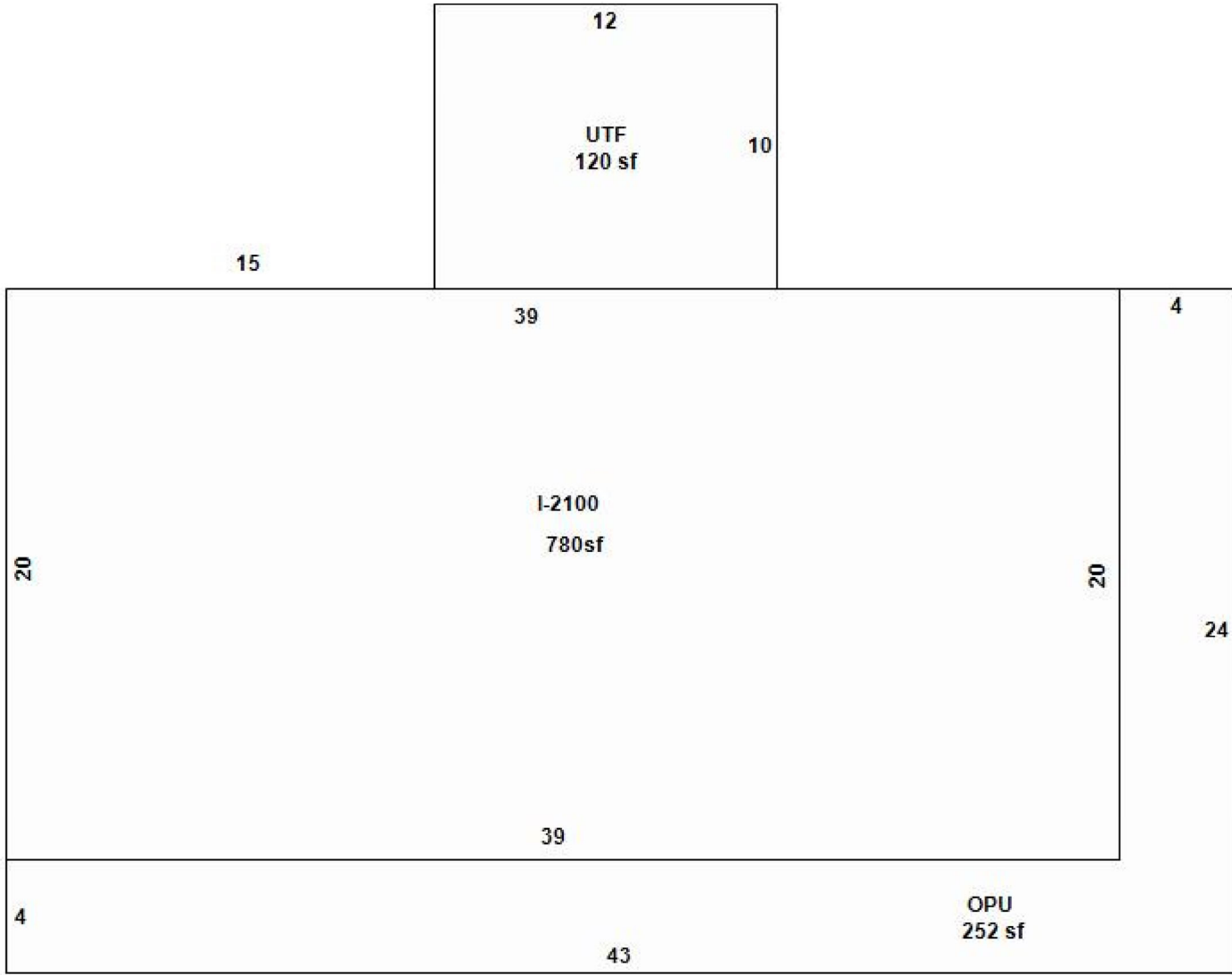
Parcel ID#: 33-19-31-507-0000-1670

Zoning: C-1

Application: Pre-Application, Fee \$50.00

Sketch for 2471 Broadway Sanford, FL





Property Record Card



Parcel: **33-19-31-507-0000-1670**
 Property Address: **2471 BROADWAY SANFORD, FL 32771**
 Owners: **MAT COAST PROPERTIES LLC**
 2025 Market Value \$143,333 Assessed Value \$131,494 Taxable Value \$131,494
 2024 Tax Bill \$1,579.00
 Restaurant property w/1st Building size of 780 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-19-31-507-0000-1670
Property Address	2471 BROADWAY SANFORD, FL 32771
Mailing Address	PO BOX 621095 OVIEDO, FL 32762-1095
Subdivision	PACKARDS 1ST ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
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	\$94,433	\$88,340
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$48,900	\$31,200
Land Value Agriculture	\$0	\$0
Just/Market Value	\$143,333	\$119,540
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,839	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$131,494	\$119,540

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,579.00
Tax Bill Amount	\$1,579.00
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

MAT COAST PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 1/2 OF LOT 167 + ALL LOT 168 J O PACKARDS
1ST ADD TO MIDWAY PB 2 PG 104

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$131,494	\$0	\$131,494
Schools	\$143,333	\$0	\$143,333
FIRE	\$131,494	\$0	\$131,494
ROAD DISTRICT	\$131,494	\$0	\$131,494
SJWM(Saint Johns Water Management)	\$131,494	\$0	\$131,494

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/29/2023	\$160,000	10559/1427	Improved	Yes
WARRANTY DEED	11/16/2021	\$125,000	10147/0516	Improved	No
WARRANTY DEED	10/15/2020	\$85,000	09734/1336	Improved	Yes
WARRANTY DEED	7/1/2007	\$100	06749/1664	Improved	No

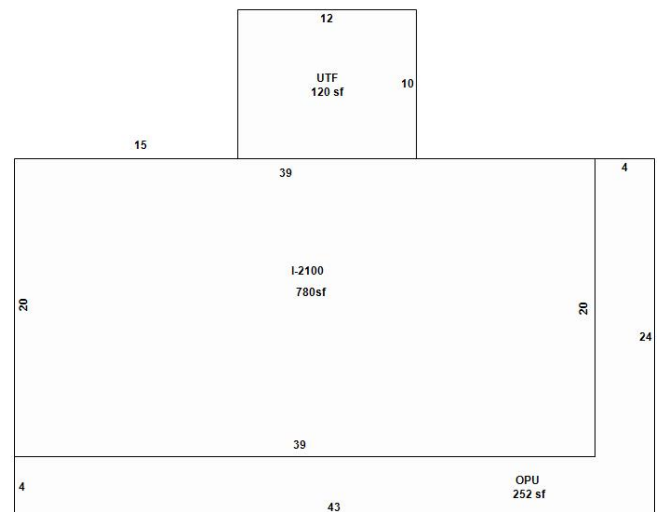
Land

Units	Rate	Assessed	Market
6,000 SF	\$8.15/SF	\$48,900	\$48,900

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	780
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$130,252
Assessed	\$94,433

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH UNFINISHED	252
UTILITY FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
13794	2471 BROADWAY : REROOF COMMERCIAL-Concrete blocks [PACKARDS 1ST ADD TO MIDWA]	\$14,600		9/20/2024
03486	2471 BROADWAY : FENCE/WALL COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$25,000		3/18/2024
04828	3 EXIT LIGHTS; PAD PER PERMIT 2471 BROADWAY	\$105		6/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed

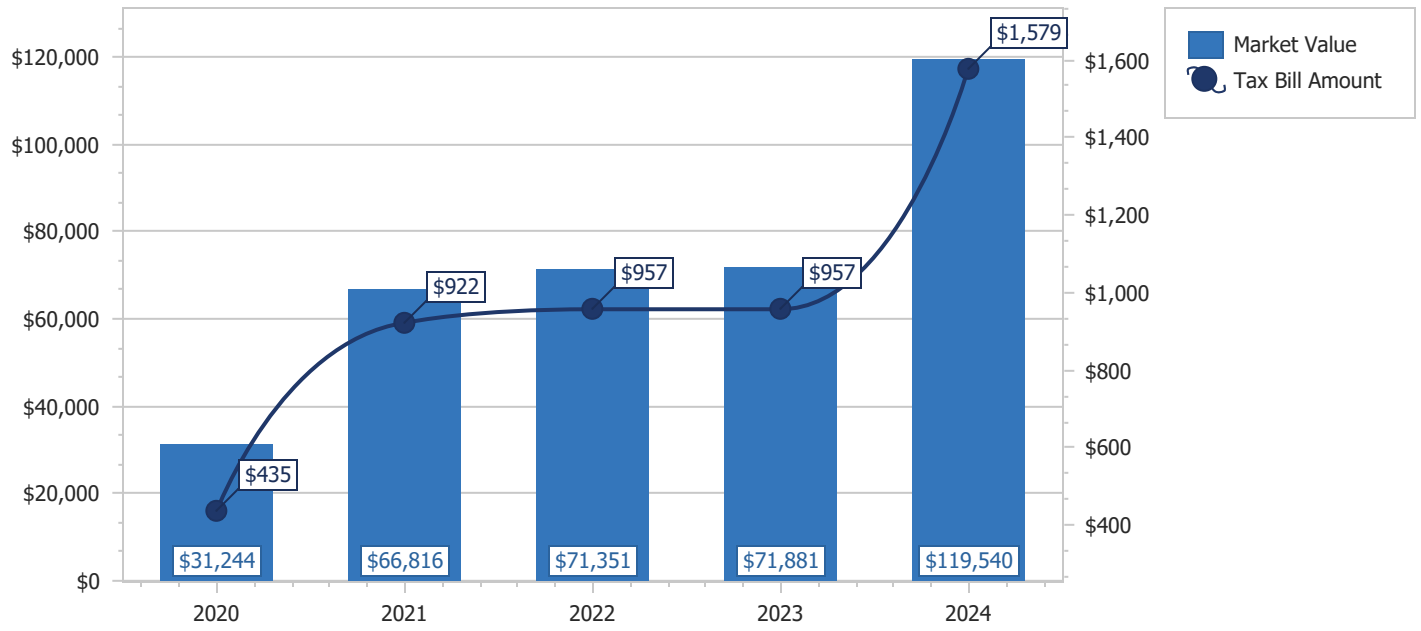
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan 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
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/18/2025 12:43:40 PM
Project: 25-80000070
Credit Card Number: 42*****8918
Authorization Number: 02295G
Transaction Number: 180625O39-88F2D249-1CAB-4955-AC46-162BECB4E8EC
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	MYAGUATECH OFFICE - PRE-APPLICATION	PROJ #: 25-80000070
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/25	
RELATED NAMES:	EP LUIS VELEZ	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	33-19-31-507-0000-1670	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR AN OFFICE WORKSPACE ON .14 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
NO OF ACRES	0.14	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
LUIS VELEZ MAT COAST PROPERTIES LLC 2471 BROADWAY SANFORD FL 32771 (407) 963-2830 AGUATECHLLC@GMAIL.COM		N/A

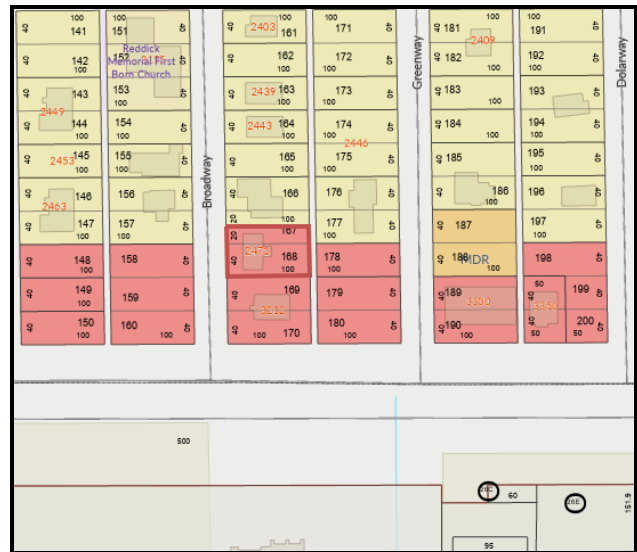
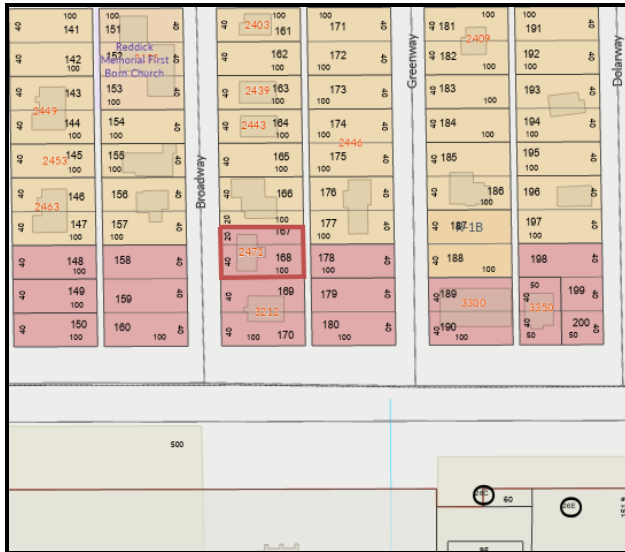
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Commercial and C-1 (Retail Commercial) zoning.
- The proposed use of office is permitted in C-1 Zoning District; however, the ancillary warehouse or storage is not a permitted use.
- A site plan will be required to facilitate the conversion from the previous restaurant use to the proposed office use.

PROJECT AREA ZONING AND AERIAL MAPS



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://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	To the north of the subject site, is residential zoning, which will trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This requirement is in addition to the standard buffer required for the commercial use. Final determination of the buffer requirements will be made during the site plan review process.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	The subject property may qualify for the Constrained Site Buffer in accordance with Section 30.14.11, as well as the Maximum Feasible Buffer outlined in Section 30.14.12.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Occupancy change requires compliance with the 8th ed	Info Only

		(2023) FBC, Florida Accessibility Code for Building Construction.	
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of COM as per Policy FLU 5.3.3 Commercial allows the following uses: Uses A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. If the proposed use is allowed in the C-1 zoning, it will be allowed in the COM Future Land Use.	Info Only
12.	Comprehensive Planning	Future Land Use of COM has a maximum FAR (Floor Area Ratio) of 0.35.	Info Only
13.	Comprehensive Planning	Site is located in the Sanford JPA area. Site will require communication with City of Sanford per the Joint Planning Agreement and may receive comments from the City as needed.	Info Only
14.	Comprehensive Planning	Site is located in the Airport Avigation Easement, Airport Accident Potential Hazard Area and the Airport Noise Contour between the 60-65 DNL noise level area.	Info Only
15.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Midway Canaan Utilities to service it. No review required.	Info Only
16.	Planning and Development	County staff have 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
17.	Planning and Development	The required building setbacks for the C-1 (Retail Commercial) zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard.	Info Only
18.	Planning and Development	The proposed office use is permitted in C-1 (Retail Commercial) zoning district; however, the ancillary warehouse or storage use is not permitted.	Info Only

19.	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
20.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay.	Info Only
21.	Planning and Development	The subject property is within an Economic Development, Midway Target Area: Objective FLU 19 (FLU Element Exhibit-5); Please review Policy FLU 10.7 - Workforce Housing.	Info Only
22.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for an Office use are: First 3,000 sq.ft - Four (4) parking spaces for every one thousand (1000) square feet.	Info Only
23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
24.	Planning and Development	The minimum open space requirement in the C-1 (Retail Commercial) zoning district is twenty-five (25) percent open space.	Info Only
25.	Public Safety - Fire Marshal	This will require a change of use permit from the building department. Any modifications shall require plans.	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	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
28.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
29.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
30.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
31.	Public Works - Engineering	Based on 1 ft. contours, the topography the site appears to be fairly flat. It is not clear where the existing drainage goes.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, it is not clear where the site outfalls.	Info Only
33.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
34.	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
35.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
36.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements.	Info Only

		Broadway appears to be a 40' ROW. At minimum there is required to be 50' This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	
37.	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
38.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	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
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@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)665-5764 jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-631

Title:

9:20AM (IN PERSON) HEATHROW ON THE GREEN TOWNHOMES - PRE-APPLICATION

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Parcel ID: 12-20-29-300-001C-0000+

BCC District: 5-Herr

Applicant: David Cobb (407) 506-9058

Consultant: Tyler Fitzgerald (407) 322-6841



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

PROJ. #: 25-80000072
PM: Annie
REC'D: 6/20/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	HEATHROW ON THE GREEN TOWNHOMES		
PARCEL ID #(S):	12-20-29-300-001C-0000; 12-20-29-300-0060-0000		
TOTAL ACREAGE:	14.78	BCC DISTRICT:	5
ZONING:	PD	FUTURE LAND USE:	PD

APPLICANT

NAME:	DAVID COBB	COMPANY:	BIG BUCKET DEVELOPMENT, LLC
ADDRESS:	100 EAST CENTRAL BLVD., SUITE # 2		
CITY:	ORLANDO	STATE:	FL ZIP: 32801
PHONE:	407-506-9058	EMAIL:	DAVID@ARCHONCA.COM

CONSULTANT

NAME:	TYLER FITZGERALD	COMPANY:	CPH CONSULTING, LLC
ADDRESS:	500 W FULTON STREET		
CITY:	SANFORD	STATE:	FL ZIP: 32771
PHONE:	(407) 322-6841	EMAIL:	TFITZGERALD@CPHCORP.COM

PROPOSED DEVELOPMENT

Brief description of proposed development: A proposed townhome development with associated amenity features and infrastructure. The number of units is proposed to be between 20 and 26.

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

STAFF USE ONLY

COMMENTS DUE: 6/27	COM DOC DUE: 7/2	DRC MEETING: 7/9
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the northwest corner of International Pkwy and Lake Mary Blvd
W/S: Seminole County	BCC: 5: Herr	

Project Narrative for The Residences at Heathrow Marketplace A.K.A Heathrow on the Green

Big Bucket Development, LLC (“Owner”) proposes a residential townhome redevelopment project located at 1275 Lake Heathrow Lane, in the unincorporated area of Seminole County. The property (Parcel ID: 12-20-29-300-001C-0000) is comprised of approximately 3.05 acres and is currently developed with a two-story office building, approximately 6,175 square feet. The rest of the site is comprised of parking spaces serving the office building, stormwater management areas, and undeveloped open space.

The proposed development, “The Residences at Heathrow Marketplace,” will consist of up to twenty-eight (28) luxury three-story townhomes featuring rooftop terraces and modern architectural design. The residential product is intended to serve the growing demographic of empty nesters and young professionals seeking upscale, low-maintenance housing options within the Lake Mary/Markham Woods corridor. The Owner is coordinating site design with the adjacent commercial parcel (12-20-29-300-0060-0000) to the east, which is owned by Equinox Development, to explore opportunities for integrated circulation, improved walkability, and cohesive architectural character across both sites. The site is accessed via Lake Heathrow Lane, an existing private roadway that will serve as the primary point of access.

The property is zoned Planned Development (PD), and a Planned Development Amendment is anticipated to allow the proposed residential use. Surrounding land uses include commercial development to the east, Lake Mary Boulevard to the south, Heathrow Boulevard to the west, and golf and country club amenities to the north.

Public utilities, including potable water and sanitary sewer, are available to serve the site and are provided by Seminole County Utilities. Existing utility connections are located on the west side of the office building. All required utility coordination, capacity reservation, and service connections will be addressed during the development review process.

Stormwater management and traffic circulation improvements will be evaluated and incorporated into the site plan design in accordance with applicable Seminole County codes and standards, as well as the stormwater management criteria established by the St. Johns River Water Management District (SJRWMD).

CPH Consulting, LLC has been retained by Big Bucket Development to provide Civil Engineering, Architecture, and Planning Services in support of this application and entitlement effort.



Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

State of Florida License: Survey No. LB7143		
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Field Crew: D. Sullivan	
Drawn By: J. Fleming	
Checked By: N. Lunsford	
Approved By: P. Katrek	
Job No.: 2500519	
Date: 5/15/2025	© 2025

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

HEATHROW ON THE GREEN, LLC
1275 LAKE HEATHROW LANE
SECTION 12-TOWNSHIP 20 SOUTH-RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

THIS SURVEY IS NOT VALID
WITHOUT SURVEY SHEETS
1 THROUGH 4 OF 4.

Survey Sheet 3

Sheet No.
V1.2

No.	Date	Revision	By
Δ_1			
Δ_2			
Δ_3			
Δ_4			
Δ_5			
Δ_6			
Δ_7			
Δ_8			
Δ_9			
Δ_{10}			

5/15/2025

Date: 5/15/2025
 © 2025

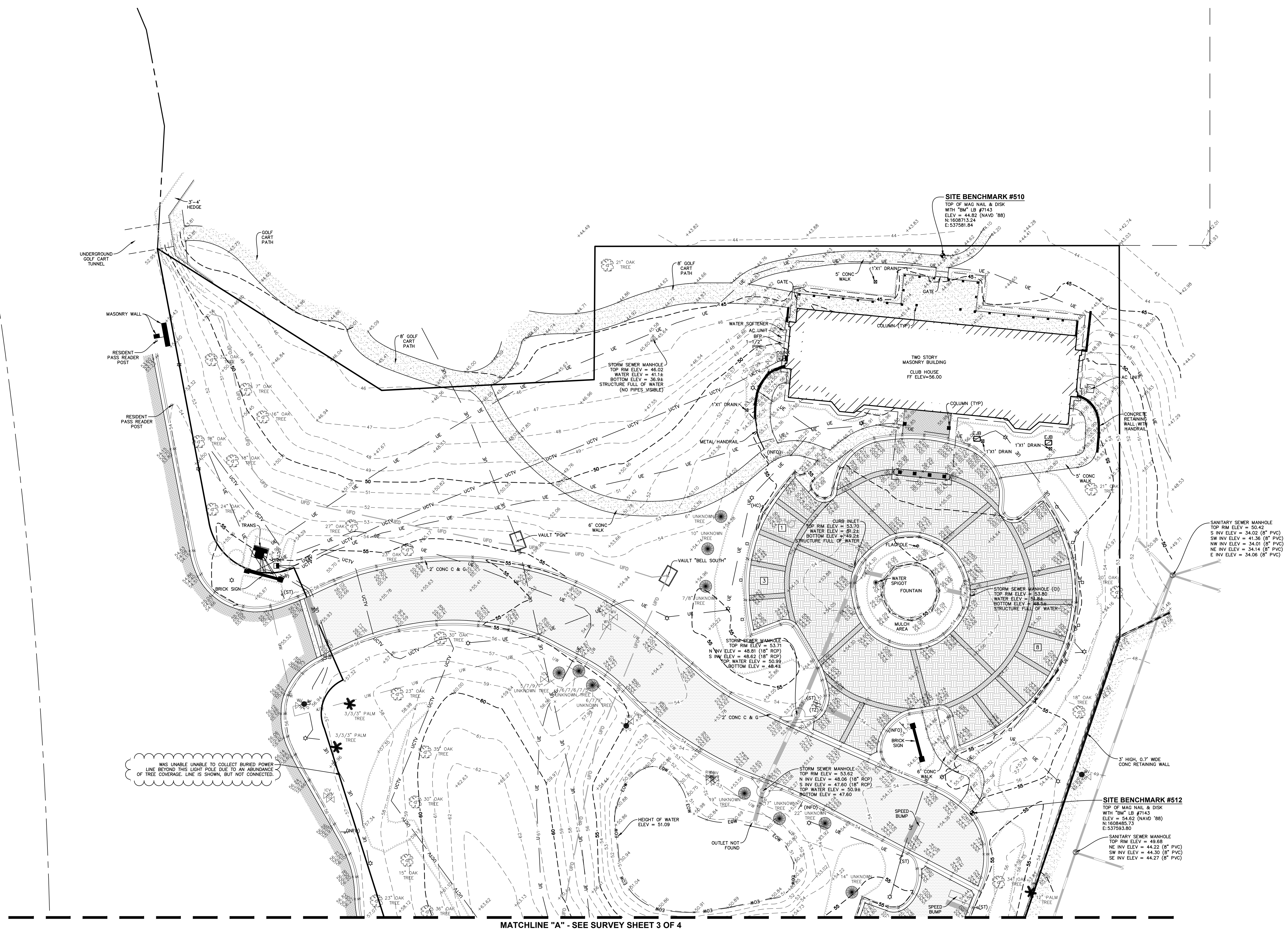
**BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING AN**

**HEATHROW ON THE GREEN, LLC
1275 LAKE HEATHROW LANE
SECTION 12-TOWNSHIP 20 SOUTH-RANGE 28 EAST
SEMINOLE COUNTY, FLORIDA**

THIS SURVEY IS NOT VALID
WITHOUT SURVEY SHEETS
1 THROUGH 4 OF 4.

Survey Sheet 4

Sheet No.
V1.3



MATCHLINE "A" - SEE SURVEY SHEET 3 OF 4

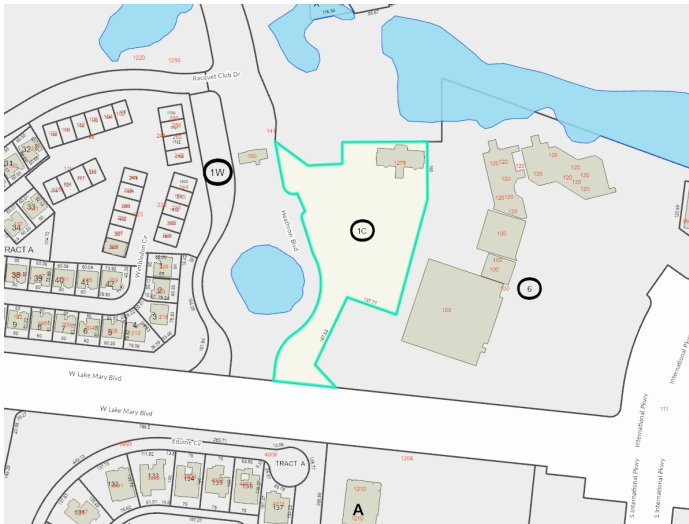
Property Record CardAA



Parcel: **12-20-29-300-001C-0000**
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**
 Owners: **SG LM RE HOLDINGS LLC**
 2025 Market Value \$2,598,366 Assessed Value \$2,598,366 Taxable Value \$2,598,366
 2024 Tax Bill \$33,959.14

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.05 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	1401 N RONALD REAGAN BLVD # 1120 LONGWOOD, FL 32750-4398
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
Number of Buildings	1	1
Depreciated Building Value	\$923,013	\$896,356
Depreciated Other Features	\$47,601	\$46,801
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,598,366	\$2,570,909
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	\$2,598,366	\$2,570,909

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$33,959.14
Tax Bill Amount	\$33,959.14
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
 SG LM RE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
 BEG INT E R/W LI HEATHROW BLVD & N
 R/W LI LAKE MARY BLVD RUN N 06 DEG
 10 MIN 14 SEC E 39.57 FT NELY ALONG
 CURVE 96.61 FT NWLY ALONG CURVE
 92.68 FT NELY ALONG CURVE 23.47 FT
 N 23 DEG 37 MIN 44 SEC W 50 FT NWLY
 ALONG CURVE 44.94 N 10 DEG 36 MIN
 44 SEC W 114.0 FT S 57 DEG 36 MIN
 42 SEC E 108.34 FT N 87 DEG 11 MIN
 31 SEC E 86.81 FT N 54.41 FT E 214
 FT S 160 FT S 18 DEG 45 MIN 30 SEC
 W 282.22 FT N 74 DEG 38 MIN 58 SEC
 W 137.77 FT S 23 DEG 30 MIN 56 SEC
 W 167.63 FT S 66 DEG 21 MIN 01 SEC
 E 76.54 FT S 13 DEG 43 MIN 25 SEC E
 49.98 FT N 83 DEG 50 MIN 18 SEC W
 190 FT TO BEG

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,598,366	\$0	\$2,598,366
Schools	\$2,598,366	\$0	\$2,598,366
FIRE	\$2,598,366	\$0	\$2,598,366
ROAD DISTRICT	\$2,598,366	\$0	\$2,598,366
SJWM(Saint Johns Water Management)	\$2,598,366	\$0	\$2,598,366

SalesAA

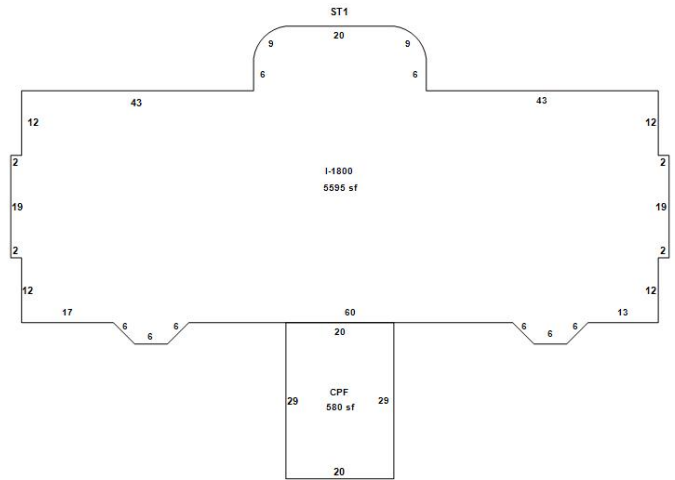
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

LandAA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10029
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,190,984
Assessed	\$923,013

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$2,588
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$9,137
BRICK DRIVEWAY	1984	2642	\$19,524	\$7,810
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

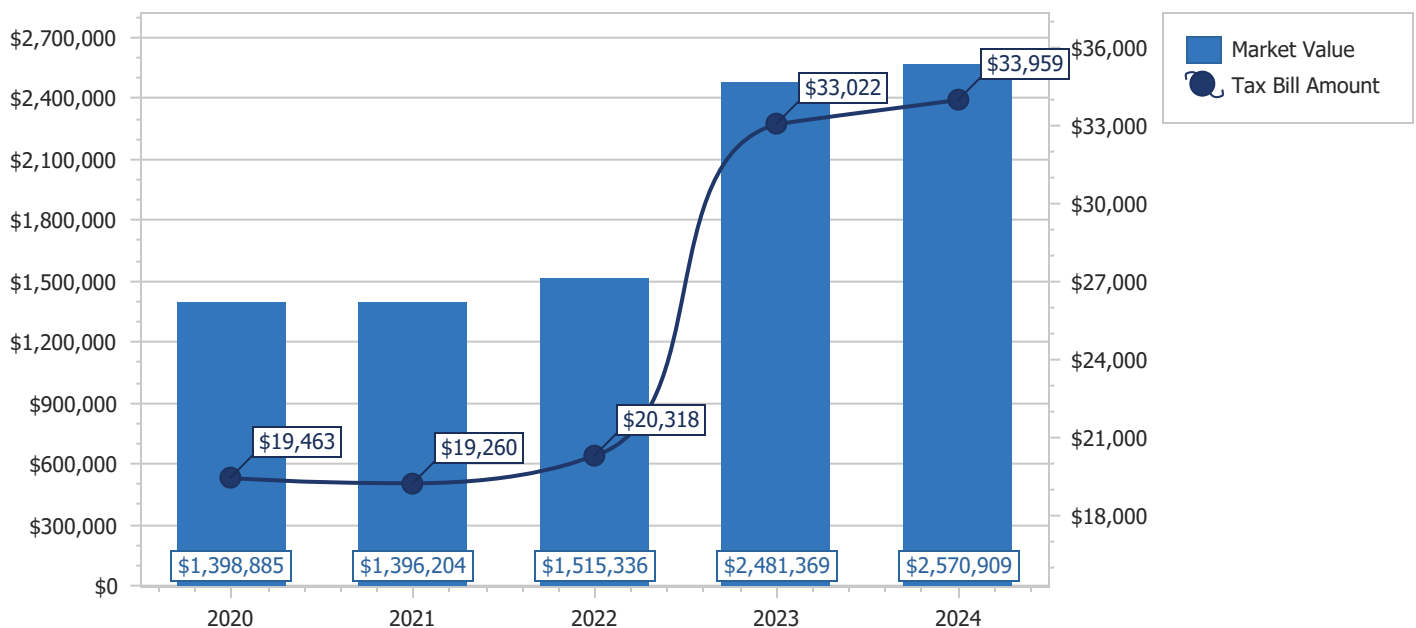
ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
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 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryAA



Property Record CardAA



Parcel: 12-20-29-300-0060-0000
 Property Address: 100 INTERNATIONAL PKWY LAKE MARY, FL 32746
 Owners: EQX-HRP HEATHROW LLC
 2025 Market Value \$15,940,512 Assessed Value \$15,940,512 Taxable Value \$15,940,512
 2024 Tax Bill \$199,011.95
 Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.73 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	12-20-29-300-0060-0000
Property Address	
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,940,512	\$15,066,390
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	\$15,940,512	\$15,066,390

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$199,011.95
Tax Bill Amount	\$199,011.95
Tax Savings with Exemptions	\$0.00

Owner(s)AA

Name - Ownership Type
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 12 TWP 20S RGE 29E
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E
 OF INT N R/W LAKE MARY BLVD & E
 R/W HEATHROW BLVD RUN N 13 DEG 42
 MIN 25 SEC W 49.98 FT N 66 DEG 21
 MIN 1 SEC W 76.54 FT N 23 DEG 30
 MIN 56 SEC E 167.63 FT S 74 DEG 38
 MIN 58 SEC E 137.77 FT N 18 DEG 45
 MIN 30 SEC E 282.22 FT N 160 FT E
 37 FT N 160.19 FT S 70 DEG 10 MIN
 32 SEC E 943.36 FT S 56 DEG 54 MIN
 18 SEC W 173.44 FT SWLY & WLY ALONG
 CURVE 170.31 FT N 54 DEG 35 MIN 42
 SEC W 54.40 FT S 35 DEG 24 MIN 18
 SEC W 92 FT SLY ALONG CURVE 263.28 FT
 S 6 DEG 53 MIN W 38.63 FT SLY ON
 CURVE 38.96 FT N 83 DEG 50 MIN 18
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 MARY BLVD & FROM SE COR RUN W
 1404.21 FT N 79 DEG 04 MIN 02 SEC
 W 6.14 FT WLY ALONG CURVE 388.36 FT
 N 83 DEG 50 MIN 18 SEC W 65.95 FT
 NELY ALONG CURVE 38.96 FT N 06 DEG 53
 MIN 00 SEC E 38.63 FT NELY ALONG ELY
 R/W INT'L PKWY 226.89 FT NWLY ALONG
 CURVE 36.39 FT N 35 DEG 24 MIN 18
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC
 E 54.40 FT ELY ALONG CURVE 36.11 FT
 NELY ALONG CURVE 79.40 FT N 38 DEG 55
 MIN 15 SEC W 49.88 FT TO POB RUN
 N 80 DEG 47 MIN 37 SEC W 31.19 FT
 N 51 DEG 21 MIN 48 SEC W 51.34 FT
 N 09 DEG 12 MIN 23 SEC E 120.89 FT
 S 79 DEG 40 MIN 54 SEC E 170.66 FT
 S 54 DEG 12 MIN 23 SEC W 96.64 FT
 S 35 DEG 47 MIN 37 SEC E 34 FT S
 54 DEG 12 MIN 23 SEC W 71.31 FT TO
 BEG)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$15,940,512	\$0	\$15,940,512
Schools	\$15,940,512	\$0	\$15,940,512
FIRE	\$15,940,512	\$0	\$15,940,512
ROAD DISTRICT	\$15,940,512	\$0	\$15,940,512
SJWM(Saint Johns Water Management)	\$15,940,512	\$0	\$15,940,512

SalesAA

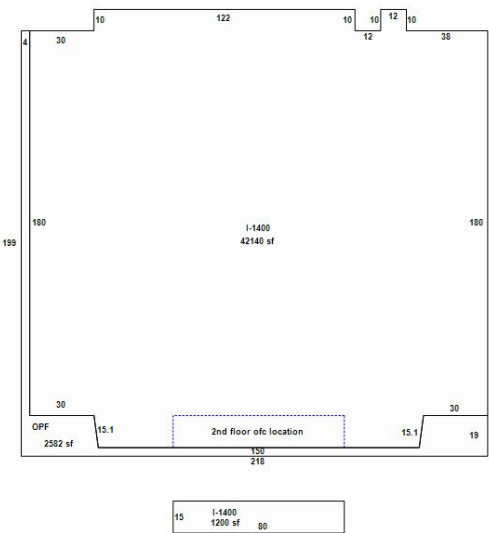
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2021	\$18,200,000	09974/1672	Improved	Yes

WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No

LandAA			
Units	Rate	Assessed	Market
519,721 SF	\$7.16/SF	\$3,721,202	\$3,721,202

Building InformationAA	
#	1
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	43340
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,952,764
Assessed	\$2,351,895

* Year Built = Actual / Effective

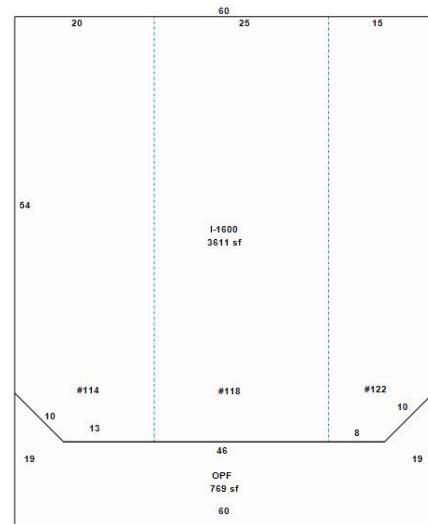


Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	2582

Building InformationAA	
#	2
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3611
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$364,939
Assessed	\$217,139

* Year Built = Actual / Effective

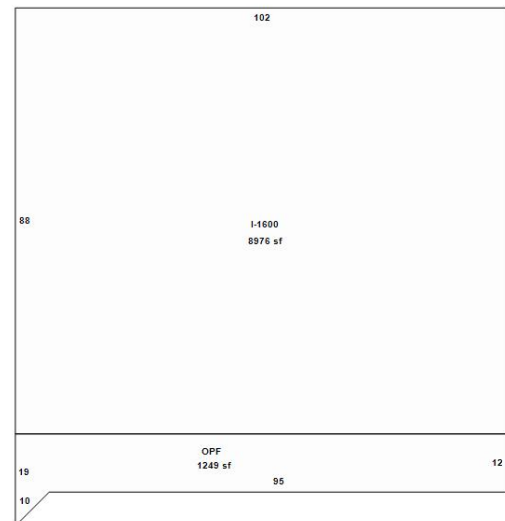


Building 2

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	769

Building InformationAA	
#	3
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	8976
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$880,043
Assessed	\$523,626

* Year Built = Actual / Effective

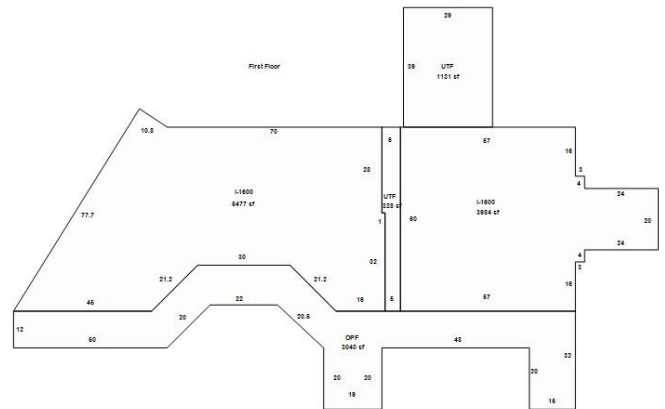


Building 3

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1249

Building InformationAA	
#	4
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	17726
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,369,836
Assessed	\$1,410,052

* Year Built = Actual / Effective

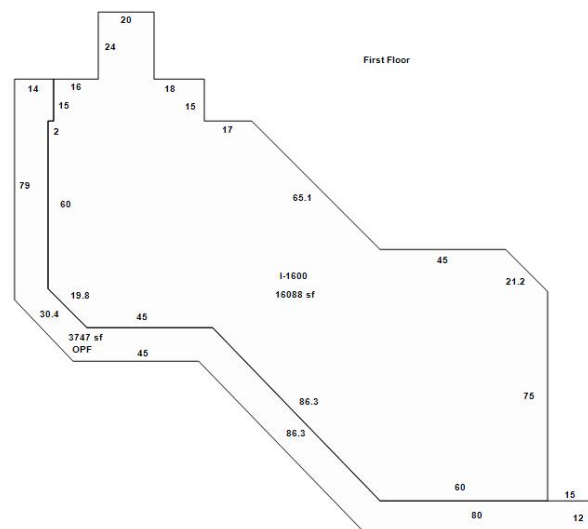


Building 4

AppendagesAA	
Description	Area (ft ²)
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building InformationAA	
#	5
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	30098
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,804,374
Assessed	\$2,263,603

* Year Built = Actual / Effective



Building 5

AppendagesAA	
Description	Area (ft ²)

OPEN PORCH FINISHED	788
OPEN PORCH FINISHED	5052
OPEN PORCH FINISHED	3747

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015
09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015

09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011
00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011

07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007
03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007

03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004
10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004

03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001
03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001

01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996
06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996

05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

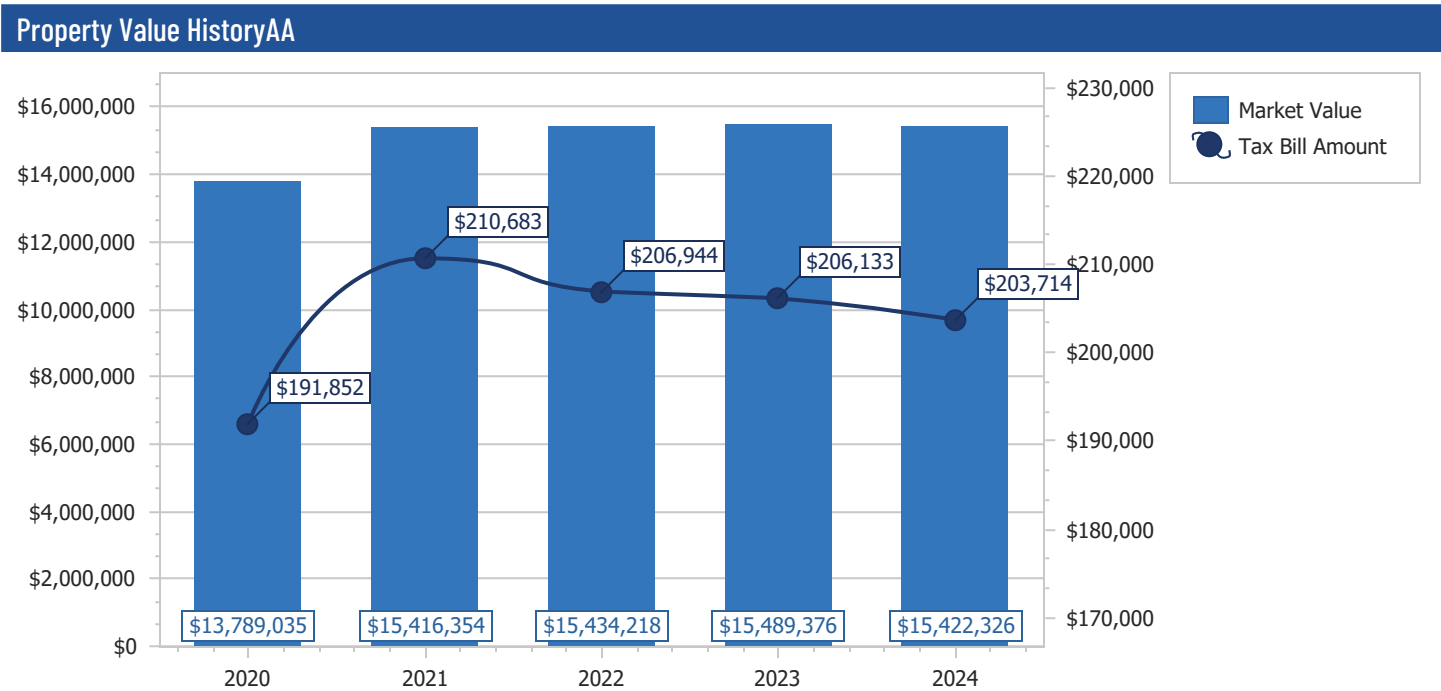
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1988	222400	\$600,480	\$240,192
COMMERCIAL CONCRETE DR 4 IN	1988	41724	\$226,979	\$90,792
POLE LIGHT 1 ARM	1988	21	\$38,934	\$38,934
POLE LIGHT 2 ARM	1988	29	\$104,545	\$104,545
POLE LIGHT 3 ARM	1988	6	\$33,990	\$33,990
POLE LIGHT 1 ARM	1989	13	\$24,102	\$24,102
WOOD DECK	2000	1200	\$8,280	\$3,312

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

School DistrictsAA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationAA	
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 11

UtilitiesAA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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6/20/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:57:52
PROJ # 25-80000072 RECEIPT # 0172299
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.....:	000000360339	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	CPH CONSULTING LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

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

PROJECT NAME:	HEATHROW ON THE GREEN TOWNHOMES - PRE-APPLICATION	PROJ #: 25- 80000072
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/20/25	
RELATED NAMES:	EP TYLER FITZGERALD	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	12-20-29-300-001C-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 28 TOWNHOME DEVELOPMENT ON 14.78 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
NO OF ACRES	14.78	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
DAVID COBB BIG BUCKET DEVELOPMENT LLC 100 E CENTRAL BLVD STE 2 ORLANDO FL 32801 (407) 506-9058 DAVID@ARCHONCA.COM	TYLER FITZGERALD CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-6841 TFITZGERALD@CPHCORP.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is within the Heathrow PD (Planned Development).
- The proposed change in permitted uses from commercial to residential would constitute a substantial change to the approved Planned Development and require a Major Amendment to the Final Development Plan and the Developer's Commitment Agreement of the Heathrow PD.

PROJECT AREA ZONING AND AERIAL MAPS



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://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of the PD Major Amendment.	Info Only
4.	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
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.	Comprehensive Planning	The property is located in the North I-4 High Tech Target Area. High tech industry uses are encouraged.	Info Only
7.	Comprehensive Planning	Planned Development Uses include: B. Uses A Mixed-use developments (residential and nonresidential uses on the development site); B Residential developments with a range of unit types and densities, and may include accessory dwelling units (ADUs); C Nonresidential developments (office, commercial, industrial, etc.); D Transit-oriented development; E Public and private elementary schools, middle schools and high schools; and F Attendant on-site facilities such as shared vehicular and bicycle parking facilities, public transit stops and shelters, utilities and recreation areas. The proposed site is consistent with the PD Future Land Use: A Mixed-use development (residential and nonresidential uses on the development site).	Info Only
8.	Comprehensive Planning	Planned Development (PD) Future Land Use is listed in Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification as follows: The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on an individual basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of	Info Only

		performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan in its entirety.	
9.	Environmental – Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the south side of Lake Heathrow Lane.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manholes running along the north side of Lake Heathrow Lane.	Info Only
12.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" HDPE reclaim water main running along the north side of West Lake Mary Boulevard.	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.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
14.	Environmental Services	Depending on the proposed layout of the development. Seminole County owned utility lines on this property may need to be removed or relocated. Please provide a boundary survey of the property during site plan so that we review/verify any existing onsite utility easements. If any of the new/relocated utility lines are not within an existing utility easement, then a new utility easement dedicated to Seminole County will need to be provided.	Info Only
15.	Natural Resources	Approximately the southern third of the proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
16.	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
17.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only

18.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.10.5.14(a)(1)	Info Only
19.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
20.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).	Info Only
21.	Natural Resources	According to County GIS data, there may be karst features on the northern third of the proposed development. A geotechnical analysis of the potential karst features will be required with site plan or final engineering submission.	Info Only
22.	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
23.	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
24.	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
25.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
26.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
27.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
28.	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
29.	Natural	Replacement of non-specimen trees shall be based on a	Info Only

	Resources	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)	
30.	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
31.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) 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
32.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
33.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
34.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
35.	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
36.	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
37.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
38.	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	Info Only

		Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
39.	Planning and Development	Tract 3 in the Heathrow PD currently has entitlements for commercial uses only; however, the Applicant is proposing to add twenty-eight (28) townhome units, which would require a PD Major Amendment to the Heathrow PD. Informational: A PD Minor Amendment has already been submitted for the internal roadway between Lot 1C (subdivided at some point from Tract 2) and Tract 2.	Info Only
40.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the applicable regulations. Please refer to SCLDC Section 30.10.5.14 for specific requirements related to this area.	Info Only
41.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.	Info Only
42.	Planning and Development	The building setbacks are: Twenty-five (25) feet - Front Yard, Ten (10) feet - Rear yard, Zero (0) feet - Side Yard.	Info Only
43.	Planning and Development	The subject property is within the Heathrow Development of Regional Impact (DRI) as Tract 3.	Info Only
44.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, International Parkway South Urban Center.	Info Only
45.	Planning and Development	The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code..	Info Only
46.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Info Only
47.	Planning and Development	If the proposed townhomes are not projected to be Fee Simple, the project will be subject to Site Plan Approval Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
48.	Planning and Development	The proposed development is subject to the formal subdivision process. This process will involve the following steps: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans; may	Info Only

		<p>be submitted once step one has been approved by P&Z and step 2 is under review.</p> <p>3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.</p>	
49.	Planning and Development	<p>The process for a PD Major Amendment to the Heathrow PD is as follows:</p> <p>1st step is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd Step is an update to the Final Development Plan, which is reviewed and approved by staff.</p> <p>3rd step is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p>	Info Only
50.	Planning and Development	The minimum open space requirements for a PD (Planned Development) are twenty-five (25) percent open space	Info Only
51.	Planning and Development	Staff are currently consulting with the County Attorney's Office to clarify the procedural requirements for amending the Heathrow DRI. Once we receive a response, staff will provide the applicable amendment requirements via email.	Info Only
52.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
53.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
54.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	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
56.	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
57.	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,	Info Only

		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"	
58.	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
59.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
60.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally well drained soils.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site is part of an existing master drainage system. There have been issues with this system over the last few years. Any new impervious will have to be addressed irrespective of the existing system permits.	Info Only
62.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to existing golf course ponds.	Info Only
63.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
64.	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
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
66.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. There is required to be a sidewalk system internal to the site and unless impossible a connection to the public ROW.	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
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@sminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@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)665-5764 jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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