

SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

| Wednesday, July 9, 2025 | 9:00 AM | Room 3024 |
|-------------------------|---------|-----------|
| 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

<u>Attachments</u>: <u>APPLICATION</u> <u>COMMENTS</u>

Meeting Agenda

9:20AM (IN PERSON) HEATHROW ON THE GREEN TOWNHOMES - 2025-631

PRE-APPLICATION Project Number: 25-8000072 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

File Number: 2025-630

Title:

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

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

PM: Tiffany



25-80000070 PROJ. #: SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION Received: 6/13/25 1101 EAST FIRST STREET, ROOM 2028 Paid: 6/18/25 SANFORD, FLORIDA 32771 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION

\$50.00

| Ρ | R | 0 | J | E | С | I |
|---|---|---|---|---|---|---|
| | | | - | | | - |

| NOTES | | | 1000 |
|-----------------|--------------|----------------------------------|------|
| PROJECT NAME: | MAT COAST PR | OPERTIES LLC - MYAGUATECH OFFICE | |
| PARCEL ID #(S): | 33-19-31 | -507-0000-11e7D | |
| TOTAL ACREAGE: | .14 acre | BCC DISTRICT: Herr | |
| ZONING: | 2-1 | FUTURE LAND USE: COM | |

APPLICANT

| NAME: LU | IIS VELEZ | COMPANY: MAT COAST PROPERTIES LLC | | | | |
|----------|---------------|-----------------------------------|-------------|---------------|----------------------|-------|
| ADDRESS: | 2471 BROADWAY | PARCEL ID: 33-19 | 9-31-507-00 | 000-1670 | | |
| CITY: | SANFORD | STATE: | FL | ZIP: | - 31771 - | 32771 |
| PHONE: | 407-963-2830 | EMAIL: | aguatech | llc@gmail.cor | m | |

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

| | LAND USE AMENDMENT | | SITE PLAN | SPECIAL EXCEPTION |
|----------------------|--------------------------------|---|-----------|-------------------|
| Description of propo | sed development: Office / Shop |) | | |

STAFF USE ONLY 7/9 7/2 6/27 COM DOC DUE: DRC MEETING: COMMENTS DUE: PROPERTY APPRAISER SHEET PRIOR REVIEWS: C-1 COM LOCATION: ZONING: FLU: on the east side of Broadway, BCC: 5: Herr w/s: Midway Canaan 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

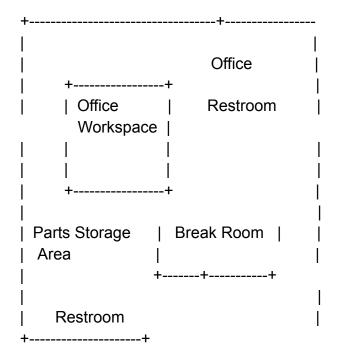
Application Num: 24-18612

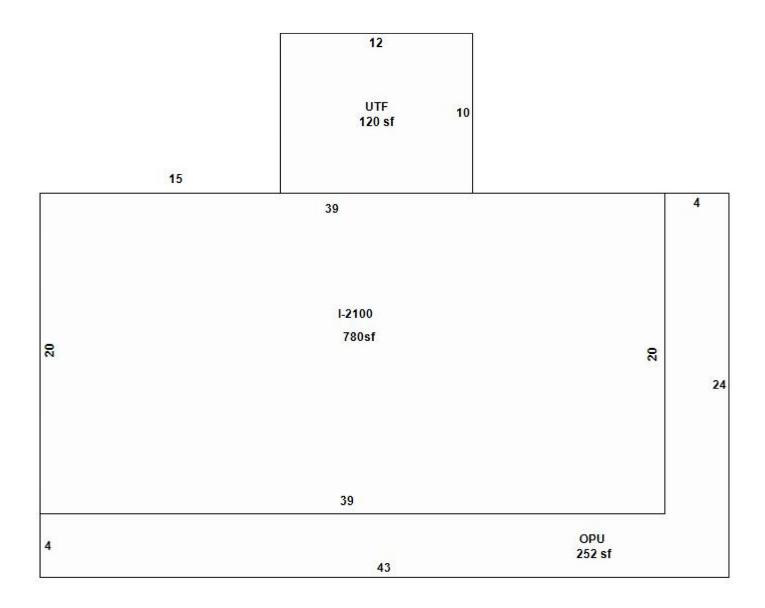
Parcel ID#: 33-19-31-507-0000-1670

Zoning: C-1

Application: Pre-Application, Fee \$50.00

Sketch for 2471 Broadway Sanford, FL





Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER DAVID JOHNSON, CFA Parcel:

Property Address: Owners: 33-19-31-507-0000-1670 2471 BROADWAY SANFORD, FL 32771

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 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 |

| 2024 Certified Tax Summary | | | | |
|-----------------------------|------------|--|--|--|
| Tax Amount w/o Exemptions | \$1,579.00 | | | |
| Tax Bill Amount | \$1,579.00 | | | |
| Tax Savings with Exemptions | \$0.00 | | | |

Note: Does NOT INCLUDE Non Ad Valorem Assessments



33193150700001670 05/11/2023

| 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 | \$O | | | |
| Land Value (Market) | \$48,900 | \$31,200 | | | |
| Land Value Agriculture | \$0 | \$O | | | |
| 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 | \$O | | | |
| P&G Adjustment | \$O | \$O | | | |
| Assessed Value | \$131,494 | \$119,540 | | | |

Owner(s)

Name - Ownership Type

MAT COAST PROPERTIES LLC

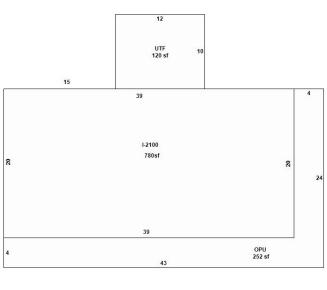
S 1/2 OF LOT 167 + ALL LOT 168 J O PACKARDS 1ST ADD TO MIDWAY PB 2 PG 104

| Taxes | | | |
|------------------------------------|-----------|---------------|-----------|
| Taxing Authority | Assessed | Exempt Amount | Taxable |
| COUNTY GENERAL FUND | \$131,494 | \$O | \$131,494 |
| Schools | \$143,333 | \$O | \$143,333 |
| FIRE | \$131,494 | \$O | \$131,494 |
| ROAD DISTRICT | \$131,494 | \$O | \$131,494 |
| SJWM(Saint Johns Water Management) | \$131,494 | \$O | \$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 (ft²) | 780 | |
| Total Area (ft²) | | |
| Constuction | CONCRETE BLOCK - MASONRY | |
| Replacement Cost | \$130,252 | |
| Assessed | \$94,433 | |



Building 1

* Year Built = Actual / Effective

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

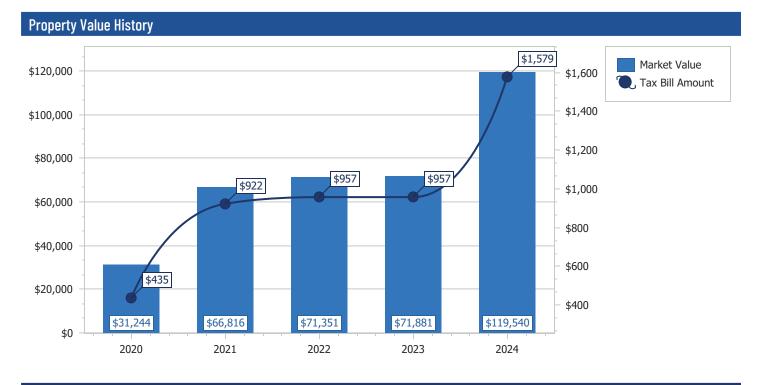
| Permit # | Description | Value | CO Date | Permit Date |
|----------|---|----------|---------|-------------|
| 13794 | 2471 BROADWAY : REROOF COMMERCIAL-Concrete blocks [PACKARDS 1ST ADD TO MIDWA] | \$14,600 | | 9/20/2024 |
| 03486 | 2471 BROADWAY : FENCE/WALL COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA] | \$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 | | School Districts | |
|-----------------|-----------------------------|------------------|------------|
| Zoning | C-1 | Elementary | Region 3 |
| Description | Retail Commercial-Commodies | Middle | Millennium |
| Future Land Use | СОМ | High | Seminole |
| 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 | | |

| 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 # | | | |



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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 <u>eplandesk@seminolecountyfl.gov</u> or call us at: (407) 665-7371.

Receipt Details

| Date: | 6/18/2025 12:43:40 PM |
|-----------------------|--|
| Project: | 25-8000070 |
| 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

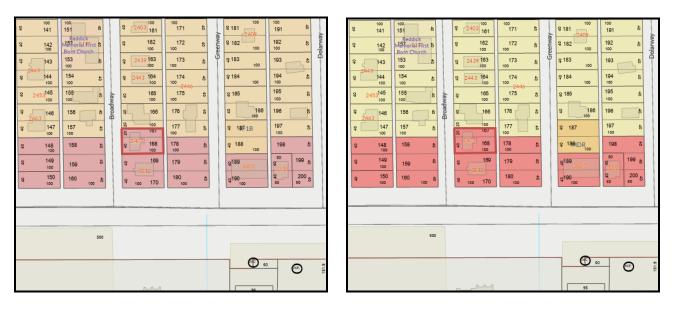
The DRC Agenda can be found HERE.

| 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 WORK IN THE C-1 ZONING DISTRICT LOCATED ON TH 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 O | F E SR 46 | 1 | |
| FUTURE LAND USE- | СОМ | | | |
| APPLICANT: | CONSULTANT: | | | |
| LUIS VELEZ N/A MAT COAST PROPERTIES LLC 2471 BROADWAY SANFORD FL 32771 (407) 963-2830 AGUATECHLLC@GMAIL.COM | | | | |

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

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

- 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

| | | AGENCY/DEPARTMENT COMMENTS | OTATUO |
|----|--------------------------|---|-----------|
| | REVIEWED BY | | 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_CH30Z ORE_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 |

| | | | i. |
|------------|---------------------------------|---|------------------------|
| 19. | Planning and | The proposed project is subject to Site Plan Review | Info Only |
| | Development | Process: SCLDC Chapter 40. Information can be found at: | |
| | | http://cdn.seminolecountyfl.gov/departments- services/development-services/planning- | |
| | | development/development-processes- | |
| | | requirements/index.stml | |
| 20. | Planning and | The subject property is within the Urban Centers and | Info Only |
| | Development | Corridors Overlay. | |
| 21. | Planning and | The subject property is within an Economic Development, | Info Only |
| | Development | Midway Target Area: Objective FLU 19 (FLU Element | |
| | | Exhibit-5); Please review Policy FLU 10.7 - Workforce | |
| | | Housing. | |
| 22. | Planning and | Parking and landscaping requirements can be found in | Info Only |
| | Development | 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. | |
| 23. | Planning and | If outdoor lighting is proposed, a photometric plan may be | Info Only |
| 20. | Development | required. (Part 64 Chapter 30, sec. 30.1234.) | |
| 24. | Planning and | The minimum open space requirement in the C-1 (Retail | Info Only |
| | Development | Commercial) zoning district is twenty-five (25) percent open | |
| | | space. | |
| 25. | Public Safety - | This will require a change of use permit from the building | Info Only |
| | Fire Marshal | department. Any modifications shall require plans. | |
| 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 department access road shall have an unobstructed | Info Only |
| | Fire Marshal | width of not less than 20 ft in accordance with the | |
| | | specifications of NFPA 1, Section 18.2.3.5.1.1 | |
| 28. | Public Works - Engineering | The proposed project is located within the Midway drainage basin. | Info Only |
| 29. | Public Works - | Based on SCS Soil Survey GIS overlays, the site generally | Info Only |
| | Engineering | has poorly drained soils. | |
| 30. | Public Works - | Based on a preliminary review, the site either does not have | Info Only |
| | Engineering | 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 | |
| 21 | Public Works - | storm event volume onsite without discharge. | Info Only |
| 31. | Engineering | Based on 1 ft. contours, the topography the site appears to be fairly flat. It is not clear where the existing drainage | Info Only |
| | | goes. | |
| 32. | Public Works - | Based on a preliminary review, it is not clear where the site | Info Only |
| | Engineering | outfalls. | |
| 33. | Public Works - | A detailed drainage analysis will be required at final | Info Only |
| | Engineering | engineering. | |
| 34. | Public Works - | A permit from the St. John's River Water Management | Info Only |
| | Engineering | 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. | |
| 35 | Public Works | A National Pollutant Discharge Elimination System | Into Only |
| 35. | Public Works - | A National Pollutant Discharge Elimination System | Info Only |
| 35. | Public Works - Engineering | (NPDES) Permit is required for all projects that disturb | Info Only |
| 35. 36. | | | Info Only 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.stml

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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

Other Agencies:

| Florida Dept of Transportation | FDOT | | <u>www.dot.state.fl.us</u> |
|-----------------------------------|--------|----------------|----------------------------|
| 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 Watershed Atlas Seminole Co. Property Appraiser www.seminolecountyfl.gov/gm/building/flood/index.aspx www.seminole.wateratlas.usf.edu www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

File Number: 2025-631

Title:

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

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



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 <u>NOT</u> 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 GREEP | NTOWNHOMES | |
|--|-----------------------|------------------|----|
| 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 BU | CKET DEVE | ELOPMENT, LLC |
|----------|---------------------|----------------|--------|-----------|---------------|
| ADDRESS: | 100 EAST CENTRAL BL | VD., SUITE # 2 | | | |
| CITY: | ORLANDO | STATE: | FL | ZIP: | 32801 |
| PHONE: | 407-506-9058 | EMAIL: | DAVID@ | ARCHONCA | A.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: T | FITZGE | RALD@CPHCO | RP.COM | |

PROPOSED DEVELOPMENT

| Brief description of proposed development: | t: A proposed townhome development with associated | |
|--|--|--|
| amenity features and infrastructure. | The number of units is proposed to be between 20 and 26. | |
| | DMENT 🗌 REZONE 📕 SITE PLAN 🗌 SPECIAL EXCEPTION | |

STAFF USE ONLY

| COMMENTS DUE: 6/27 | COM DOC DUE: 7/2 | DRC MEETING: 7/9 | | | |
|----------------------|------------------|---|--|--|--|
| | | | | | |
| ZONING: PD | FLU: PD | LOCATION: | | | |
| W/S: Seminole County | BCC: 5: Herr | on the northwest corner of International Pkwy and Lake Mary Blvd | | | |

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 twentyeight (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).

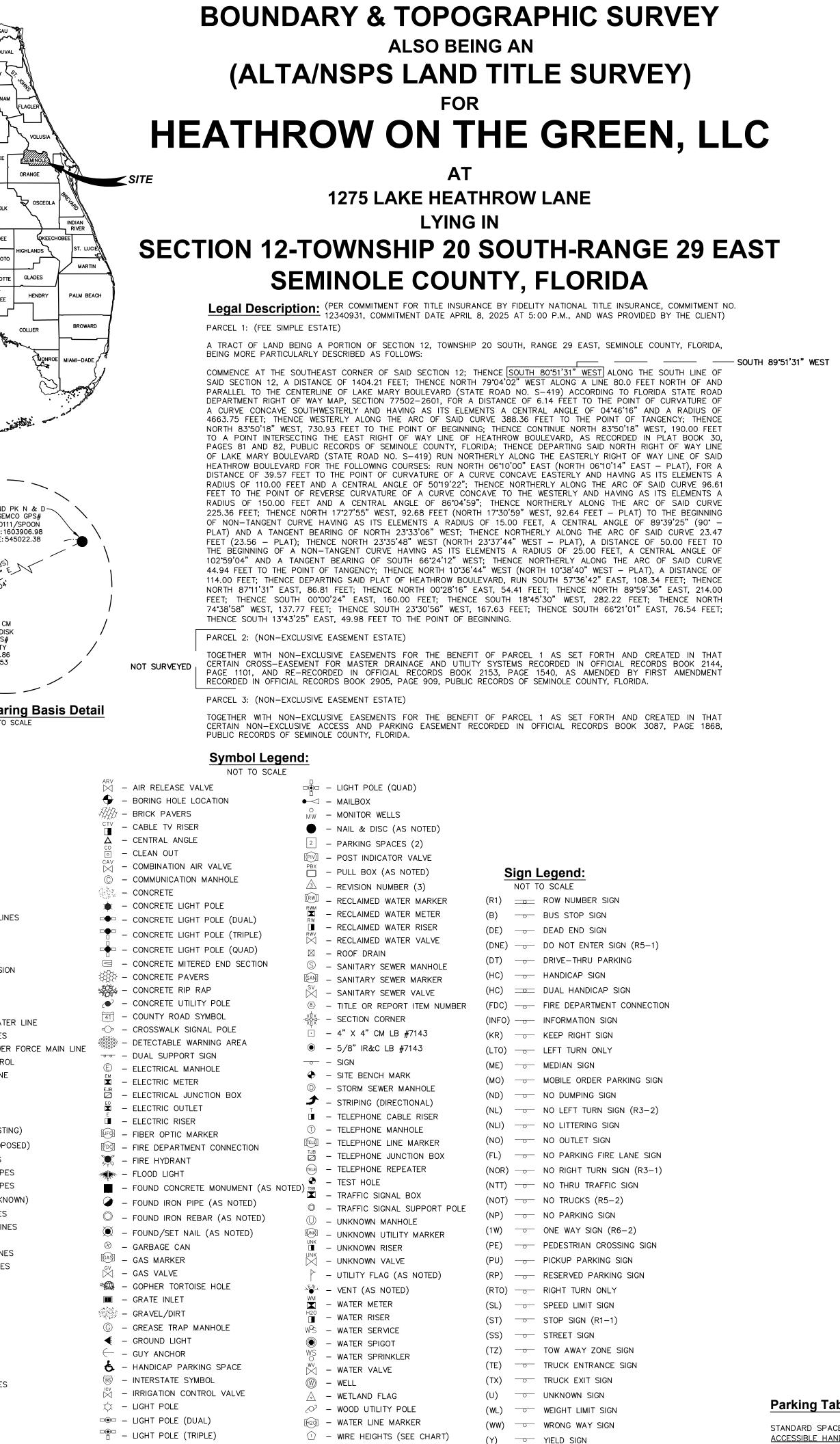
CPH Consulting, LLC has been retained by Big Bucket Development to provide Civil Engineering, Architecture, and Planning Services in support of this application and entitlement effort.



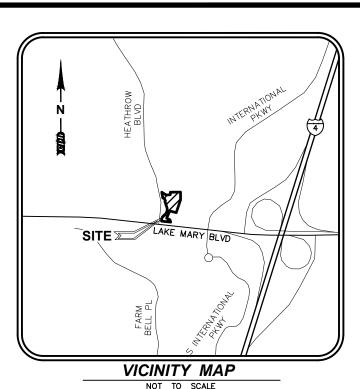
2 STORY BLDG 16,013 SF PER FLOOR 32,026 SF TOTAL 2 STORY CONCRETE BLOCK 2 STORY 2 STORY 2 STORY 2,400 SF 2,400 SF 2,400 SF 2 STO 2,400 SF 2 STORY BLDG 11320 SF PER FLOOR 22,640 SF TOTAL 2 CARS 2 CARS 2 CARS 2 CARS 1 STORY BLDG 12,688 SF ELOCK ±21,200 SF BANK +/- 4,700 SF RESTAURANT +/-8,000 SF A DESIGNATION OF TAXABLE STORM N LAKE MARY BOULEVARD STATE ROAD NO. S-419



| | | HOLMES | |
|--|------------------------------------|---|--|
| | | | SDEN LEON HAMILTON HAMILTON DUVAL |
| A DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECO | | LIBERTY | WAKULLA TAYLOR TAYLOR TAYLOR CLAY |
| BOOK 1711, PAGE 1336, PUBLIC RECORDS OF SEMINOLE COUNTY, (AFFECTS, AS SHOWN HEREON) (5) RIGHT OF WAY EASEMENT TO SOUTHERN BELL TELEPHONE AN | D TELEGRA | | |
| RECORDS BOOK 1954, PAGE 1743, PUBLIC RECORDS OF SEMINOL (AFFECTS, AS SHOWN, AS TO THE CENTERLINE OF A BURIED AGREEMENT TO TERMINATE WATER AND SEWER FACILITY LEASE A | "EXISTING | COAXIAL CABLE") | MARION MARION |
| OFFICIAL RECORDS BOOK 2097, PAGE 841, PUBLIC RECORDS OF (AFFECTS, BLANKET) | SEMINOLE | COUNTY, FLORIDA. | |
| CROSS-EASEMENT FOR MASTER DRAINAGE AND UTILITY SYSTEM PAGE 1101, AND RE-RECORDED IN OFFICIAL RECORDS BOOK AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2905, PAG FLORIDA. | < 2153, P | AGE 1540, AS AMENDED BY FIRST | PASCO PASCO POLK |
| (AFFECTS, BLANKET) 8. IFR/SWE ASSIGNMENTS RECORDED IN OFFICIAL RECORDS BOOK 3087, PAGE 1861, PUBLIC RECORDS OF SEMINOLE COUNTY, FLOR | | E 1160, AND OFFICIAL RECORDS BOOK | MANATEE HARDEE |
| (UNABLE TO DETERMINE, NO LEGAL DESCRIPTION OR GRAPHI 'HEATHROW PUD', BUT NO RECORDED DOCUMENTS ARE LISTE | ICAL DEPICT ED OR REFE | ERENCED) | SARASOTA DE SOTO |
| 9.) HEATHROW DEVELOPMENT OF REGIONAL IMPACT CONSOLIDATED RECORDS BOOK 2464, PAGE 497, AS AMENDED BY HEATHR AMENDED AND RESTATED DEVELOPMENT ORDER RECORDED IN HEATHROW DEVELOPMENT OF REGIONAL IMPACT SECOND AN | OW DEVELO | DPMENT OF REGIONAL IMPACT FIRST RECORDS BOOK 3722, PAGE 1644, | CHARLOTTE G |
| RECORDED IN OFFICIAL RECORDS BOOK 6626, PAGE 1379, COMMITMENTS, CLASSIFICATION AND DISTRICT DESCRIPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6626, PAG | AND HEAT THIRD A GE 1318, FI | THROW PLANNED UNIT DEVELOPMENT MENDED DEVELOPER'S COMMITMENT IRST AMENDMENT TO THIRD AMENDED | |
| DEVELOPER'S COMMITMENT AGREEMENT HEATHROW PLANNED I BOOK 8289, PAGE 653, FIRST AMENDMENT TO HEATHROW DEVEL AND RESTATED DEVELOPMENT ORDER RECORDED IN OFFICIAL RE OF SEMINOLE COUNTY, FLORIDA. | OPMENT OF | F REGIONAL IMPACT SECOND AMENDED | and the second se |
| (AFFECTS, BLANKET) (10) COVENANTS, CONDITIONS, AND OTHER MATTERS CONTAINED IN N FROM HEATHROW DEVELOPMENT ASSOCIATES, LTD., A FLORID | | SIVE ACCESS AND PARKING EASEMENT | |
| COMPANY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSH PAGE 1868, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS & BENEFITS, AS SHOWN HEREON) | | | and the second s |
| DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION REC 1232, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN HEREON) | ORDED IN | OFFICIAL RECORDS BOOK 4157, PAGE | |
| (2) EASEMENT AND MAINTENANCE AND USE AGREEMENT RECORDED PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. | IN OFFICIA | AL RECORDS BOOK 7342, PAGE 1287, | |
| (AFFECTS, AS SHOWN HEREON) (3) TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAIN BETWEEN SG LM RE HOLDINGS LLC, A FLORIDA LIMITED LIAB DEDUCTION ACCOUNTING FIRM THE ACCOUNT AND THE A | ILITY COMP | ANY, AS LANDLORD AND SOLUTIONS | FND PK N SEMCO G 0111/SPC N: 160390 |
| GROUP ACCOUNTING FIRM, LLC, A DELAWARE LIMITED LIABILITY THERETO, AS EVIDENCED BY MEMORANDUM OF LEASE RECORD 10631, PAGE 1256, OF THE PUBLIC RECORDS OF SEMINOLE COUN (AFFECTS, BLANKET) | ED MAY 21 | 1, 2024, IN OFFICIAL RECORDS BOOK | / |
| (AFFECTS, BLANKET) 14. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN BY AND BETWEEN SG LM RE HOLDINGS LLC, A FLORIDA LIMITED LIABIL WEALTH MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS | ITY COMPAN | | (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) (BEARING BASIS) |
| (NO RECORDED DOCUMENTS TO REVIEW) 15. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN BY AND BETWEEN SG LM RE HOLDINGS LLC, A FLORIDA LIMITED LIABIL | N THE UNRE LITY COMPAN | | FND 5"x5" CM |
| MORTGAGE FIRM LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TENA (NO RECORDED DOCUMENTS TO REVIEW) | ANT. | | W/ BRASS DISK SEMCO GPS# 0312/MISTY N:1598278.86 E: 532803.83 |
| (A) – ACTUAL A/C – AIR CONDITIONER ACSM – AMERICAN CONGRESS ON SURVEYING & MAPPING | MBX MES | MAP BOOK MAILBOX MITERED END SECTION | E: 532893.53 |
| ADA – AMERICANS WITH DISABILITIES ACT ALTA – AMERICAN LAND TITLE ASSOCIATION APPROX – APPROXIMATE ARV – AIR RELEASE VALVE | MPH | MANHOLE METAL LIGHT POLE MILES PER HOUR METAL POWER POLE | State Plane Bearing |
| AVE – AVENUE AVG – AVERAGE (BB) – BEARING BASIS | NAVD NAD | NOT APPLICABLE NORTH AMERICAN VERTICAL DATUM NORTH AMERICAN DATUM | |
| BFP – BACK FLOW PREVENTER BLK – BLOCK BLDG – BUILDING BLVD – BOULEVARD | NGS NGVD | NATURAL GROUND NATIONAL GEODETIC SURVEY NATIONAL GEODETIC VERTICAL DATUM NAIL AND DISK | |
| BM – BENCH MARK BOC – BACK OF CURB BOW – BACK OF WALK | NO. NR NSPS | NUMBER NON-RADIAL NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | |
| BSL – BUILDING SETBACK LINE BWF – BARBED WIRE FENCE C-X – DENOTES SHEET NUMBERING FOR ENGINEERING PLANS (C) – CALCULATED | NTS | NON-TANGENT NOT TO SCALE OUTSIDE DIAMETER | |
| (C) $-$ CALCULATEDC $-$ CHORDCATV $-$ CABLE TELEVISION RISERCAV $-$ COMBINATION AIR VALVECB $-$ CHORD BEARINGCBS $-$ CONCRETE BLOCK STRUCTUREC.C.R. $-$ CERTIFIED CORNER RECORDC&G $-$ CURB & GUTTERCI $-$ CATCH INLETC/L $-$ CENTERLINECLF $-$ CHAIN LINK FENCECM $-$ CONCRETE MONUMENTCMP $-$ CORRUGATED METAL PIPECO $-$ CLEANOUTCONC $-$ CORNERCRPP $-$ CORRUGATED PLASTIC PIPECUE $-$ CORNERCRPP $-$ CORRUGATED PLASTIC PIPECUE $-$ CONTY UTILITY EASEMENTCVS $-$ CAN'T VERIFY SIZECVS&T $-$ CAN'T VERIFY SIZE & TYPECWS $-$ CROSSWALK SIGNAL Δ $-$ DELTA(D) $-$ DESCRIPTIONDB $-$ DEED BOOKDBH $-$ DIAMETER AT BREAST HEIGHT IN INCHESDE $-$ DRAINAGE EASEMENT | ORB OR OUL OTL | OFFICIAL RECORDS BOOK OFFICIAL RECORDS OVERHEAD UTILITY LINES OVERHEAD TRAFFIC LINES | Line Legend: NOT TO SCALE |
| CBS – CONCRETE BLOCK STRUCTURE C.C.R. – CERTIFIED CORNER RECORD C&G – CURB & GUTTER | (P) PB PC | PLAT PLAT BOOK POINT OF CURVATURE | - -1 $ =$ 1 FOOT CONTOURS - $ =$ 5 FOOT CONTOURS |
| CI – CATCH INLET C/L – CENTERLINE CLF – CHAIN LINK FENCE CM – CONCRETE MONUMENT | PCC PCP PFF PG | POINT OF COMPOUND CURVATURE PERMANENT CONTROL POINT PROPOSED FINISHED FLOOR PAGE | = ADJOINER PROPERTY LINES x = BARBED WIRE FENCE |
| CMP – CORRUGATED METAL PIPE CO – CLEANOUT CONC – CONCRETE | PGS PI PIV | PAGES POINT OF INTERSECTION POST INDICATOR VALVE PARKER KAYLON | |
| COR – CORNER CRPP – CORRUGATED PLASTIC PIPE CUE – COUNTY UTILITY EASEMENT | PK POB POC POL | PARKER KAYLON POINT OF BEGINNING POINT OF COMMENCEMENT POINT ON LINE | UCTV = BURIED CABLE TELEVISION UE = BURIED ELECTRIC UFO = BURIED FIBER OPTICS |
| CVS – CAN'T VERIFY SIZE CVS&T – CAN'T VERIFY SIZE & TYPE CWS – CROSSWALK SIGNAL Δ – DELTA | PP PRC PRM | POWER POLE POINT OF REVERSE CURVATURE PERMANENT REFERENCE MONUMENT | |
| (D) – DESCRIPTION DB – DEED BOOK DBH – DIAMETER AT BREAST HEIGHT IN INCHES | PSM PT PVC PVMT | PROFESSIONAL SURVEYOR & MAPPER POINT OF TANGENCY POLYVINYL CHLORIDE PIPE PAVEMENT | san = BURIED SANITARY LINES fm = BURIED SANITARY SEWER FOI |
| DE – DRAINAGE EASEMENT DEPT – DEPARTMENT DIP – DUCTILE IRON PIPE | R | - RANGE 29 EAST - RADIUS - RADIAL | |
| DR – DRIVE D/U – DRAINAGE AND UTILITY EASEMENT (E) – ENGINEERING PLAN | RCP REC REV | REINFORCED CONCRETE PIPE RECOVERED REVISION | |
| ÈJB – ELECTRIC JUNCTION BOX EL – UNDERGROUND ELECTRICAL LINES ELEC – ELECTRIC ELEVITION | RĹS RP | RIGHT-OF-WAY REGISTERED LAND SURVEYOR RADIUS POINT | |
| DBH – DIAMETER AT BREAST HEIGHT IN INCHES DE – DRAINAGE EASEMENT DEPT – DEPARTMENT DIP – DUCTILE IRON PIPE DR – DRIVE D/U – DRAINAGE AND UTILITY EASEMENT (E) – ENGINEERING PLAN EJB – ELECTRIC JUNCTION BOX EL – UNDERGROUND ELECTRICAL LINES ELEC – ELECTRIC ELEV – ELEVATION ELLIP – ELIPTICAL EOI – END OF INFORMATION EOP – EDGE OF PAVEMENT FB – FIELD BOOK | RWL RWM SE | UNDERGROUND RECLAIM WATER LINE RECLAIMED WATER METER SPECIAL EASEMENT | = EASEMENT LINES (PROPOSED |
| EOP – EDGE OF PAVEMENT FB – FIELD BOOK FDC – FIRE DEPARTMENT CONNECTION FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION | SEC 12 SMH (SP) | SECTION 12 SANITARY SEWER MANHOLE STATE PLANE | = EXISTING DRAINAGE PIPES $= EXISTING DRAINAGE PIPES$ |
| FF – FINISH FLOOR FGI – FLAT GRATE INLET | SQ SQ FT SRP | – SQUARE – SQUARE FEET – SPIRAL RIB PIPE | (TERMINUS & ANGLE UNKNOWN) |
| FGLP – FIBERGLASS LIGHT POLE FHYD – FIRE HYDRANT FM – FORCE MAIN FND – FOUND | ST STMH S/W | – STREET – STORM DRAINAGE MANHOLE – SIDEWALK | FW FRE WATER MAIN LINES HW HOT WATER SUPPLY LINES IRR = IRRIGATION LINES |
| FND = FOUND FP&L = FLORIDA POWER AND LIGHT FS = FLORIDA STATUTES (G) = GRID (STATE PLANE) | TÉ T20S TELE | TANGENT BEARING TOWNSHIP 20 SOUTH TELEPHONE | OTL = OVERHEAD TRAFFIC LINES OTL = OVERHEAD UTILITY LINES |
| GL – GRID (STATE PLANE) GL – UNDERGROUND GAS LINES GOV'T – GOVERNMENT GPR – GROUND PENETRATING RADAR | TOB TOE | OVERHEAD TRAFFIC SIGNAL LINES TOP OF BANK TOE OF SLOPE TOE OF SLOPE | +++++= = RAILROAD TRACKS |
| GPR – GROUND PENETRATING RADAR GTMH – GREASE TRAP MANHOLE HDPE – HIGH DENSITY POLYETHYLENE PIPE HWF – HOG WIRE FENCE | TRANS TSB | TELEPHONE RISER TRANSFORMER TRAFFIC SIGNAL BOX TRAFFIC SIGNAL SUPPORT POLE | = SECTION LINES |
| ID – IDENTIFICATION ICV – IRRIGATION CONTROL VALVE INFO – INFORMATION | TVL (TYP) | TRAFFIC SIGNAL SUPPORT POLE UNDERGROUND CABLE TV LINES TYPICAL UTULTY EASEMENT | — тов — = TOP OF BANK LINES |
| INV – INVERT IP – IRON PIPE IP&C – IRON PIPE & CAP | UNK UTL | UTILITY EASEMENT UNKNOWN UNDERGROUND TELEPHONE LINES | TOE TOE OF SLOPE LINES TRAVERSE LINES TRAVERSE LINES |
| IR – IRON ROD IR&C – IRON REBAR & CAP IRR – IRRIGATION | WL | WITH WROUGHT IRON FENCE UNDERGROUND WATER LINE WOOD LIGHT POLE | ткау = TRAVERSE LINES имк = UNKNOWN BURIED LINES // = VINYL FENCE |
| L – ARC LENGTH LB# – LICENSED BUSINESS NUMBER LP – LIGHT POLE | WM WP | WOOD LIGHT POLE WATER METER WORK PROGRAM WOOD POST FENCE | |
| (M) – MEASURED MAG – MAGNETIC | WPP | – WOOD POST FENCE – WOOD POWER POLE – WATER VALVE | $$ $$ $$ $$ = WROUGHT IRON FENCE = WETLAND LINE |
| J:\2500519\Survey\2500519\2500519.dwg, 6/10/2025 9:09:21 AM, Jalon Fleming | | | |



STANDARD SPACES =



Survey Notes:

- 1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.003' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.04'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT

ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO

- VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS: A. DESIGNATION #3906701, PK NAIL & DISK N. EDGE CONC. S/W IN C/L OF LANDSCAPED MEDIAN AT THE ENTRANCE TO HEATHROW SUBDIVISION, 0.40 MILE OR EAST OF MARKHAM WOODS RD, 70'± NORTH OF THE CENTERLINE OF LAKE MARY BLVD, 75'± SOUTH OF HEATHROW SIGN AT ENTRANCE. (NAVD'88) ELEVATION = 57.719
- SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 3 AND 4 OF 4.
- 4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 4 OF 4.
- 5. THE LAST DAY FIELD WORK WAS PERFORMED WAS MAY 15, 2025; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
- 6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE, COMMITMENT NO. 12340931, COMMITMENT DATE APRIL 8, 2025 AT 5:00 P.M., AND WAS PROVIDED BY THE CLIENT.
- 7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 65'06'27" E (SEE SURVEY NOTE 16 AND DETAIL THIS SHEET), UNLESS OTHERWISE INDICATED.
- 8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12117C0065F, COMMUNITY PANEL NO. 120289. SEMINOLE COUNTY, EFFECTIVE 9/28/2007, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LIES IN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 44 FEET (NAVD '88), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
- HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40, AND A TOPCON GPS HIPER VR. THIS INFORMATION IS BASED ON NAD 1983 (90).
- 10. SEMINOLE COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARCEL# IS PER THE SEMINOLE COUNTY PROPERTY APPRAISER'S WEBSITE (SCPAFL.ORG) AS OF MAY 15, 2025.
- 11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE, COMMITMENT NO. 12340931. COMMITMENT DATE APRIL 8, 2025 AT 5:00 P.M., AND WAS PROVIDED BY THE CLIENT.
- 12. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES. 13. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON;
- OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
- 14. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
- 15. THE UNDERGROUND UTILITIES LABELED UCTV, UE, UFO, UW AND CLOUDED TEXT DISPLAYED ON SURVEY SHEETS 3 THROUGH 4 OF 4 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, [407] 292-8580), AND MATCHED TO DIAGRAMS AND DETAIL SHEETS PREPARED BY SOUTHEASTERN SURVEYING & MAPPING CORP.
- 16. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED BY SEMINOLE COUNTY SURVEY SECTION AT HTTPS: //WWW.SEMINOLECOUNTYFL.GOV/ AND ARE AS FOLLOWS:
- FLORIDA EAST ZONE

23

- a) GPS# 0111/SPOON = N 1603906.98 FEET, E 545022.38 FEET
- b) GPS# 0312/MISTY = N 1598278.86 FEET, E 532893.53 FEET
- THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR.
- 17. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
- 18. CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.

PER 5J-17.062(2)

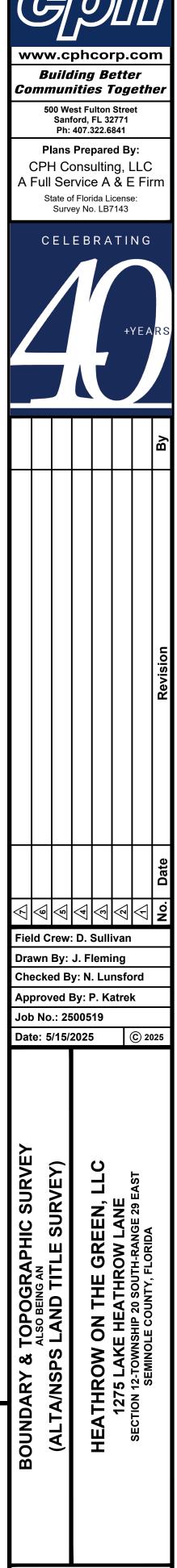
19. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION. OBSTRUCTIONS OR CONNECTIVITY.

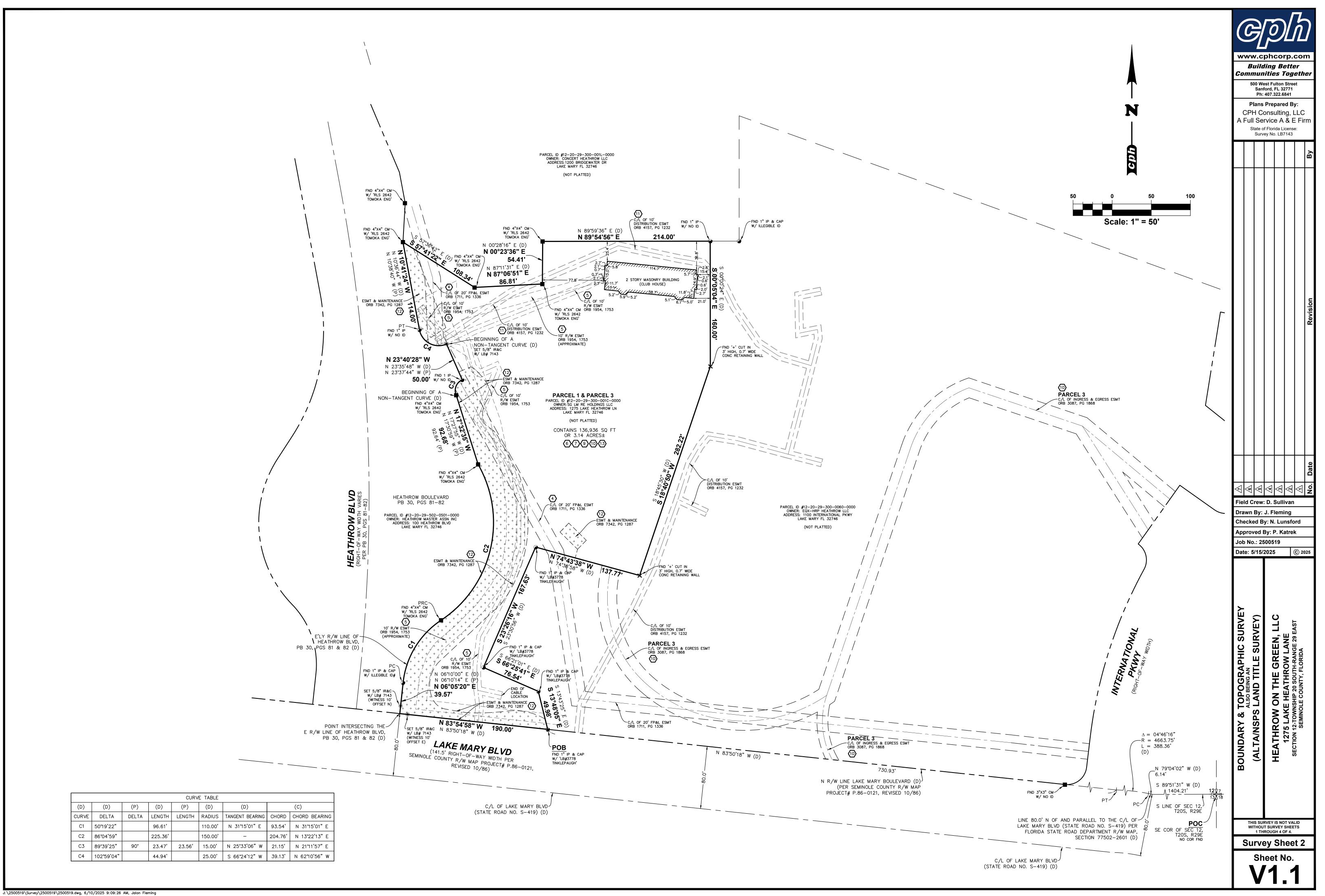
| | | ENT SCRIVENERS ERROR IN THE PROVIDED LEGAL DESCRIPTION, THE FIRST BEARING IN THE "SOUTH 80°51'31" WEST" AND SHOULD BE "SOUTH 89°51'31" WEST". Index of Survey Sheets ALTA/NSPS LAND TITLE SURVEY (COVER SHEET) ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) 3-4 ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY) | UNDARY & TOPOGRAP ALSO BEING AN ALTA/NSPS LAND TITLI | HEATHROW ON THE GI 1275 LAKE HEATHROV section 12-TOWNSHIP 20 SOUTH-R |
|----------------------|----|---|--|--|
| | | Surveyor's Certification: Certified to: EQX HOLDING, LLC, HEATHROW ON THE GREEN, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–5, 7(a), 8, 11(b), 13–16, 18 and 19 of Table A thereof. The field work was completed on May 15, 2025. Also | BOUNDARY (ALTA/NS | HEAT 15 |
| | | I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon—described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on May 15, 2025. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J—17 of the Florida Administrative Code, pursuant to FS 472.027. | WITHOU 1 TH | RVEY IS NOT VALI JT SURVEY SHEET: IROUGH 4 OF 4. ey Sheet |
| <u>ble</u>):FS = | 23 | THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL J. KATREK, PSM, 6233 ON 6/10/2025 For the Firm By: | Sh | neet No. |

Paul J. Katrek

Professional Surveyor and Mapper

Florida Registration No. 6233

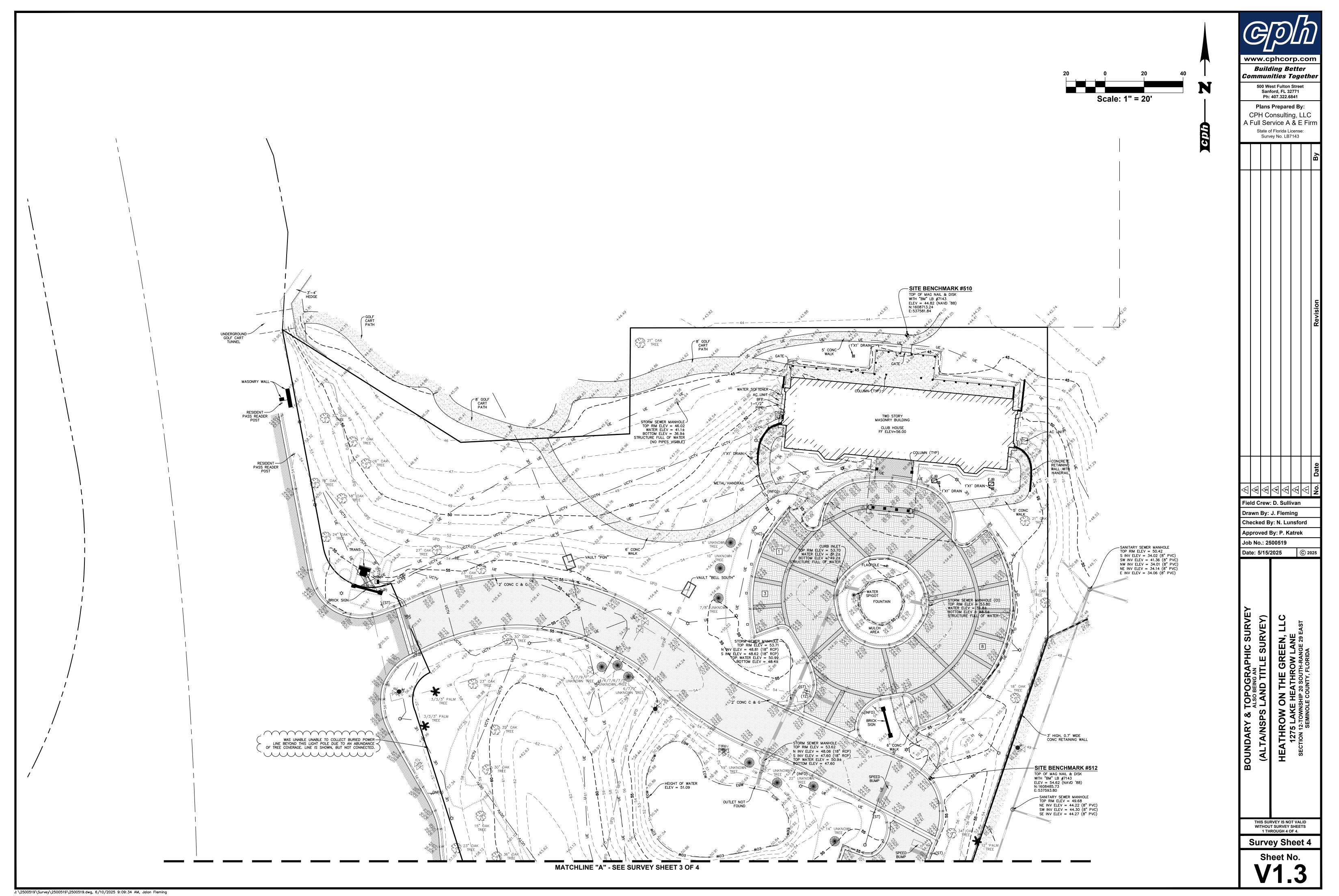




| | | | CURVE TABLE | | | | | | |
|---------------------------------|---------|-----------------|----------------|---------------|--|--|--|--|--|
| (D) (D) (P) (D) (P) | (D) | (D) | | (C) | | | | | |
| CURVE DELTA DELTA LENGTH LENGTH | RADIUS | TANGENT BEARING | CHORD | CHORD BEARING | | | | | |
| C1 50°19'22" 96.61' | 110.00' | N 31°15'01" E | 93.54' | N 31°15'01" E | | | | | |
| C2 86°04'59" 225.36' | 150.00' | - | 204.76' | N 13°22'13" E | | | | | |
| C3 89°39'25" 90° 23.47' 23.56' | 15.00' | N 25°33'06" W | 21.15' | N 21°11'57" E | | | | | |
| C4 102*59'04" 44.94' | 25.00' | S 66°24'12" W | 39.13 ' | N 62°10'56" W | | | | | |



J:\2500519\Survey\2500519\2500519.dwg, 6/10/2025 9:09:30 AM, Jalon Fleming



Property Record CardAA



Parcel:

Property Address:

12-20-29-300-001C-0000

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



| | Site ViewAA | |
|---------|----------------------------|--|
| Sugar . | 6. | |
| | Ĩ | |
| | | |
| | | |
| | | |
| | | |
| 12: | 2029300001C0000 05/16/2023 | |

| 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 | | | |

| 2024 Certified Tax SummaryAA | | | |
|------------------------------|-------------|--|--|
| Tax Amount w/o Exemptions | \$33,959.14 | | |
| Tax Bill Amount | \$33,959.14 | | |
| Tax Savings with Exemptions | \$0.00 | | |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

| 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 | \$O | | |
| Just/Market Value | \$2,598,366 | \$2,570,909 | | |
| Portability Adjustment | \$O | \$O | | |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 | | |
| Non-Hx 10% Cap (AMD 1) | \$O | \$O | | |
| P&G Adjustment | \$O | \$O | | |
| Assessed Value | \$2,598,366 | \$2,570,909 | | |

Owner(s)AA

SG LM RE HOLDINGS LLC

Legal DescriptionAA

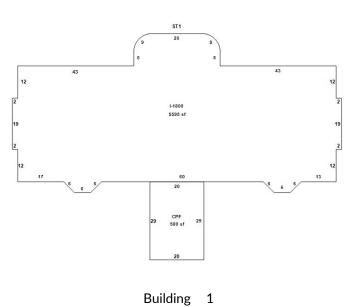
SEC 12 TWP 20S RGE 29E BEG INT E R/W LI HEATHROW BLVD & N R/W LI LAKE MARY BLVD RUN N 06 DEG 10 MIN 14 SEC E 39.57 FT NELY ALONG CURVE 96.61 FT NWLY ALONG CURVE 92.68 FT NELY ALONG CURVE 23.47 FT N 23 DEG 37 MIN 44 SEC W 50 FT NWLY ALONG CURVE 44.94 N 10 DEG 36 MIN 44 SEC W 114.0 FT S 57 DEG 36 MIN 42 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 | \$O | \$2,598,366 |
| Schools | \$2,598,366 | \$0 | \$2,598,366 |
| FIRE | \$2,598,366 | \$O | \$2,598,366 |
| ROAD DISTRICT | \$2,598,366 | \$0 | \$2,598,366 |
| SJWM(Saint Johns Water Management) | \$2,598,366 | \$O | \$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

| 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 |

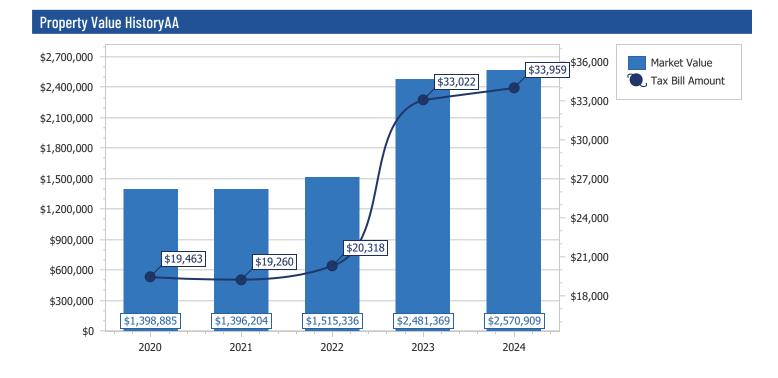
| Extra FeaturesAA | | | | |
|----------------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| WATER FEATURE | 1984 | 1 | \$6,471 | \$2,588 |
| COMMERCIAL ASPHALT DR 2 IN | 1984 | 8460 | \$22,842 | \$9,137 |
| BRICK DRIVEWAY | 1984 | 2642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

2013

1

\$5,818

| | ZoningAA | | School DistrictsAA |
|------------------|-----------------------------|----------------|---------------------------|
| Zoning | PD | Elementary | Heathrow |
| Description | Planned Development | Middle | Markham Woods |
| Future Land Use | PD | High | Seminole |
| Description | Planned Development | | |
| | | | UtilitiesAA |
| Po | litical RepresentationAA | Fire Station # | Station: 36 Zone: 361 |
| Commissioner | District 5 - Andria Herr | Power Company | DUKE |
| US Congress | District 7 - Cory Mills | Phone (Analog) | AT&T |
| | | Water | Seminole County Utilities |
| State House | District 36 - Rachel Plakon | Sewage | Seminole County Utilities |
| State Senate | District 10 - Jason Brodeur | Garbage Pickup | |
| Voting Precinct | Precinct 11 | Recycle | |
| Voting Precifici | | Yard Waste | |
| | | Hauler # | |



Copyright 2025 $\ensuremath{\mathbb{C}}$ Seminole County Property Appraiser

Property Record CardAA



Parcel: Property Address:

Owners:

12-20-29-300-0060-0000

100 INTERNATIONAL PKWY LAKE MARY, FL 32746 **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 0 \odot (1) • 0 • 0 A

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| | and a | Califer and | | |
| | 220293000060 | 0000 05/16/2 | 2023 | |

Value SummaryAA

2025 Working

Values Income

5

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$15,940,512

\$15,940,512

2024 Certified

Income

5

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$15,066,390

\$15,066,390

Site ViewAA

| | Parcel InformationAA | |
|-------------------|-------------------------|---|
| Parcel | 12-20-29-300-0060-0000 | |
| | | Valuation Met |
| Property Address | | Number of Bu |
| | 630 S MAITLAND AVE | Depreciated B |
| Mailing Address | STE 100 | Depreciated C |
| | MAITLAND, FL 32751-3402 | Land Value (M |
| Subdivision | | Land Value Ag |
| | | Just/Market V |
| Tax District | 01:County Tax District | Portability Adj |
| DOR Use Code | | Save Our Hom Adjustment/№ Portability |
| Exemptions | None | Non-Hx 10% (|
| | | P&G Adjustme |
| AG Classification | | Assessed Valu |

| 2024 Certified Tax SummaryAA | | |
|------------------------------|--------------|--|
| Tax Amount w/o Exemptions | \$199,011.95 | |
| Tax Bill Amount | \$199,011.95 | |
| Tax Savings with Exemptions | \$0.00 | |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

| 2-20-29-300-0060-0000 | |
|-------------------------|---|
| | Valuation Method |
| | Number of Buildings |
| 30 S MAITLAND AVE | Depreciated Building Value |
| TE 100 | Depreciated Other Features |
| IAITLAND, FL 32751-3402 | Land Value (Market) |
| | Land Value Agriculture |
| | Just/Market Value |
| 1:County Tax District | Portability Adjustment |
| | Save Our Homes Adjustment/Maximum Portability |
| one | Non-Hx 10% Cap (AMD 1) |
| | P&G Adjustment |
| | |

| Own | ~ w/ | <u>م ۱</u> | |
|-----------|------|------------|----|
| UWII | | S 14 | 47 |
| • • • • • | | • • | |

EQX-HRP HEATHROW LLC

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 SEC W TO BEG (LESS R/W ON S FOR LK 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)

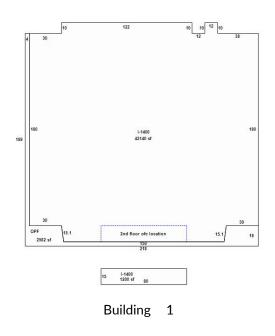
| TaxesAA | | | |
|------------------------------------|--------------|---------------|--------------|
| Taxing Authority | Assessed | Exempt Amount | Taxable |
| COUNTY GENERAL FUND | \$15,940,512 | \$0 | \$15,940,512 |
| Schools | \$15,940,512 | \$0 | \$15,940,512 |
| FIRE | \$15,940,512 | \$O | \$15,940,512 |
| 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 |
| DEED | | | | | |
| | | | | | |
| 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 |

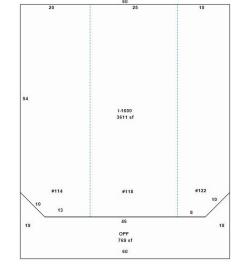
| [| Building InformationAA | | |
|------------------|------------------------------------|--|--|
| # | 1 | | |
| Use | MASONRY PILASTER . | | |
| Year Built* | 1988 | | |
| Bed | | | |
| Bath | | | |
| Fixtures | 0 | | |
| Base Area (ft²) | 43340 | | |
| Total Area (ft²) | | | |
| Constuction | CONCRETE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



* Year Built = Actual / Effective

| 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 | | |



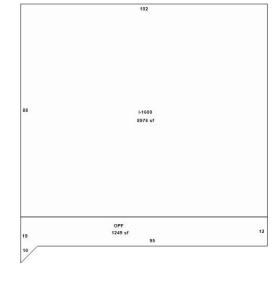
Building 2

AppendagesAA

Description

OPEN PORCH FINISHED

| 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

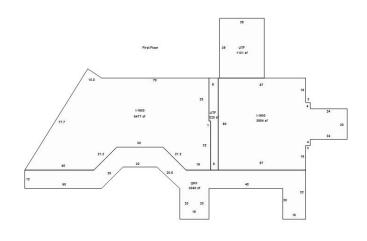
| AppendagesAA | |
|---------------------|------------|
| Description | Area (ft²) |
| OPEN PORCH FINISHED | 1249 |

769

4/13

35

| Building InformationAA | | |
|------------------------|-------------------------------|--|
| # | 4 | |
| Use | MASONRY PILASTER . | |
| Year Built* | 1988 | |
| Bed | | |
| Bath | | |
| Fixtures | 0 | |
| Base Area (ft²) | 17726 | |
| Total Area (ft²) | | |
| Constuction | METAL & GLASS - CURTAIN WALLS | |
| Replacement Cost | \$2,369,836 | |
| Assessed | \$1,410,052 | |

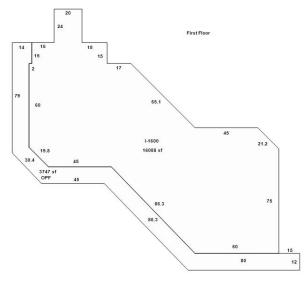


Building 4

* Year Built = Actual / Effective

| AppendagesAA | |
|---------------------|------------|
| Description | Area (ft²) |
| 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 (ft²) | 30098 |
| Total Area (ft²) | |
| Constuction | METAL & GLASS - CURTAIN WALLS |
| Replacement Cost | \$3,804,374 |
| Assessed | \$2,263,603 |



Building 5

* Year Built = Actual / Effective

| Appendag | esAA | |
|------------|------|------------|
| Descriptio | n | Area (ft²) |

| 788 |
|------|
| 5052 |
| 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 - CHIROPRATIC | \$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 | \$O | | 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 | \$O | | 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 |
| Friday June 20 | 2025 | | | 11/1.3 |

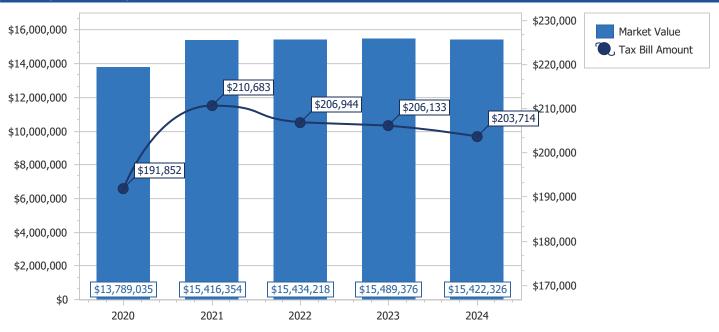
| 05317 | PASTA LOVERS-RANGE HOOD ADD | \$2,230 | | 8/1/1996 |
|-------|--|-----------|------------|-----------|
| 04451 | MISC ELEC STE 220 | \$200 | | 7/1/1996 |
| 04552 | PASTA LOVERS | \$2,531 | | 7/1/1996 |
| 03799 | DRY CLEAN USA-STORAGE SHED | \$2,400 | | 6/1/1996 |
| 04216 | PASTA LOVERS TRATTORIA 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 | | School DistrictsAA | |
|-----------------|---------------------|--------------------|---------------|
| Zoning | PD | Elementary | Heathrow |
| Description | Planned Development | Middle | Markham Woods |
| Future Land Use | PD | High | Seminole |
| Description | Planned Development | | |

| | | UtilitiesAA | | |
|----------------------------|-----------------------------|----------------|---------------------------|--|
| Political RepresentationAA | | Fire Station # | Station: 36 Zone: 361 | |
| Commissioner | District 5 - Andria Herr | Power Company | DUKE | |
| US Congress | District 7 - Cory Mills | Phone (Analog) | AT&T | |
| | | Water | Seminole County Utilities | |
| State House | District 36 - Rachel Plakon | Sewage | Seminole County Utilities | |
| State Senate | District 10 - Jason Brodeur | Garbage Pickup | | |
| Voting Precinct | Precinct 11 | Recycle | | |
| voting recinct | | Yard Waste | | |
| | | Hauler # | | |

Property Value HistoryAA



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 6/20/25
 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:57:52

 PROJ # 25-80000072
 RECEIPT # 0172299

 OWNER:
 LOT #:

 JOB ADDRESS:
 LOT #:

 PRE APPLICATION
 50.00
 50.00

 TOTAL FEES DUE.....:
 50.00

AMOUNT RECEIVED..... 50.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

| COLLECTED BY: DRHR01 CHECK NUMBER | BALANCE DUE | | .00 |
|--------------------------------------|-------------------------|-----|-------------|
| CASH/CHECK AMOUNTS: | | | |
| 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 G PRE-APPLICATION | PROJ #: 25- 80000072 | |
|--|--------------------------------------|--|--------------|
| APPLICATION FOR: | DR - PRE-APPLICATIO | N DRC | |
| APPLICATION DATE: | 6/20/25 | | |
| RELATED NAMES: | EP TYLER FITZGERALI | D | |
| PROJECT MANAGER: | TIFFANY OWENS (407) | 665-7354 | |
| PARCEL ID NO .: | 12-20-29-300-001C-000 | 0+ | |
| PROJECT DESCRIPTION | 14.78 ACRES IN THE P | N FOR 28 TOWNHOME DEVI D ZONING DISTRICT LOCA R OF INTERNATIONAL PKW | TED ON THE |
| NO OF ACRES | 14.78 | | |
| BCC DISTRICT | 5: HERR | | |
| CURRENT ZONING | PD | | |
| LOCATION | ON THE NORTHWEST | CORNER OF INTERNATION | IAL PKWY AND |
| FUTURE LAND USE- | PD | | |
| APPLICANT: | | CONSULTANT: | |
| DAVID COBB | | TYLER FITZGERALD | |
| BIG BUCKET DEVELOPMENT LLC | | CPH CONSULTING LLC | |
| 100 E CENTRAL BLVD STE 2 | | 500 W FULTON ST | |
| ORLANDO FL 32801 | | SANFORD FL 32771 | |
| (407) 506-9058 | | (407) 322-6841 | |
| DAVID@ARCHONCA.COM TFITZGERALD@CPHCORP.COM | | | P.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 <u>HERE</u>.

- 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

| | | AGENCY/DEPARTMENT COMMENTS | OTATUO |
|----|---------------------------|--|-----------|
| | REVIEWED BY | | 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_CH30Z ORE_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.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information. | Info Only |
| 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 moving 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) | |
| 25. 26. | Natural Resources Natural | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) Trees less than six (6) inches DBH and palm trees are | Info Only Info Only |
| | Resources | exempt from arbor regulations. SCLDC 60.4(h) | - |
| 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 |

| | | | r |
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| | 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 | Tract 3 in the Heathrow PD currently has entitlements for | Info Only |
| | Development | 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. | |
| 40. | Planning and | The proposed development is located within the Wekiva | Info Only |
| | Development | 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. | |
| 41. | Planning and | The proposed development is located within the Wekiva | Info Only |
| | Development | Study Area and must comply with the Environmental | |
| | | Design Standards outlined in Division 3, Section | |
| | | 30.10.5.11. | |
| 42. | Planning and | The building setbacks are: Twenty-five (25) feet - Front | Info Only |
| | Development | Yard, Ten (10) feet - Rear yard, Zero (0) feet - Side Yard. | |
| 43. | Planning and | The subject property is within the Heathrow Development of | Info Only |
| | Development | Regional Impact (DRI) as Tract 3. | |
| 44. | Planning and | The subject property is within the Urban Centers and | Info Only |
| | Development | Corridors Overlay, International Parkway South Urban | |
| | | Center. | |
| 45. | Planning and | The subject property is within the Lake Mary Boulevard | Info Only |
| | Development | Gateway Corridor; therefore, redevelopment of the site shall | |
| | | adhere to the requirements under Sec. 30.10.3 of the | |
| 40 | | Seminole County Land Development Code | |
| 46. | Planning and | The subject property is within the County's Urban Bear | Info Only |
| | Development | Management Area and must comply with the requirements | |
| | | outlined in Chapter 258 of the Seminole County Code of | |
| | | Ordinances (2015-33). | |
| | | http://www.seminolecountyfl.gov/core/fileparse.php/4073/url | |
| | | t/Bear-Management-Ordinance-Final-Approved- | |
| 47. | Planning and | Document.pdf If the proposed townhomes are not projected to be Fee | Info Only |
| 41. | Development | Simple, the project will be subject to Site Plan Approval | |
| | Development | Process: SCLDC Chapter 40. Information can be found at: | |
| | | http://cdn.seminolecountyfl.gov/departments- | |
| | | services/development-services/planning- | |
| | | development/development-processes- | |
| | | requirements/index.stml | |
| 48. | Planning and | The proposed development is subject to the formal | Info Only |
| т 0. | Development | subdivision process. This process will involve the following | nno Only |
| | | 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 | |

| | | be submitted once step one has been approved by P&Z and step 2 is under review. | |
|-----|---------------------------------|--|-----------|
| | | 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. | |
| 49. | Planning and Development | The process for a PD Major Amendment to the Heathrow PD is as follows: | Info Only |
| | | 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. | |
| | | 2nd Step is an update to the Final Development Plan, which is reviewed and approved by staff. | |
| | | 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. | |
| 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 | 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. https://www.seminolecountyfl.gov/core/fileparse.php/3423/u rlt/Community-Meeting-Procedure.pdf | Info Only |
| 53. | 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 link in the Resources tab located below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/u rlt/Public-Notice-Amendment-Procedures.pdf | 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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS | |
|-----|---------------------------------|--|-----------|
| 58. | Public Safety - Fire Marshal | and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" 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/planningdevelopment/codes-regulations/comprehensive-plan/index.stml

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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

Other Agencies:

| Florida Dept of Transportation | FDOT | | <u>www.dot.state.fl.us</u> |
|-----------------------------------|--------|----------------|----------------------------|
| 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 Watershed Atlas Seminole Co. Property Appraiser

www.seminolecountyfl.gov/gm/building/flood/index.aspx www.seminole.wateratlas.usf.edu www.scpafl.org