



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, January 8, 2025

9:00 AM

TEAM

This meeting will be held remotely via Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

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.

9:00AM (TEAMS) ROLLING HILLS - SITE PLAN

[2024-1631](#)

Project Number: 24-06000069

Project Description: Proposed Site Plan for a public park on 98.16 acres in the PLI Zoning District located on the south side of W SR 434, north of North St

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

Parcel ID: 01-21-29-5CK-2500-0000

BCC District: 3-Constantine

Applicant: Richard Durr (407) 665-2175

Consultant: Aimee Shields (321) 319-3041

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

DRC AND PRE-APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

ADVOCATE ASSISTED LIVING - PRE-APPLICATION[2024-1632](#)**Project Number:** 24-80000135**Project Description:** Proposed Special Exception for an 8 bed assisted living facility on 0.38 acres in the R-1A Zoning District located on the northwest corner of Modac Trl and Waumpi Trl**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 28-21-30-502-0A00-0030**BCC District:** 4-Lockhart**Applicant:** Diane Nicolas (407) 399-7171**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COFFEE SHOP - SITE PLAN**[2024-1635](#)**Project Number:** 24-06000073**Project Description:** Proposed Site Plan for a drive-thru restaurant on 0.89 acres in the PD Zoning District located on the southeast corner of Red Bug Lake Rd and Mikler Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-31-514-0000-0010**BCC District:** 1-Dallari**Applicant:** Brett Anz (214) 415-2378**Consultant:** Ryan Fallin (727) 789-9500**Attachments:** [APPLICATION](#)
[COMMENTS](#)**TERRACINA - PRE-APPLICATION**[2024-1636](#)**Project Number:** 24-80000136**Project Description:** Proposed Site Plan for 3 drive-thru restaurants or a multi-family residential development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46, and Bernini Way**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-002P-0000+**BCC District:** 5-Herr**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1631

Title:

9:00AM (TEAMS) ROLLING HILLS - SITE PLAN

Project Number: 24-06000069

Project Description: Proposed Site Plan for a public park on 98.16 acres in the PLI Zoning District located on the south side of W SR 434, north of North St

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

Parcel ID: 01-21-29-5CK-2500-0000

BCC District: 3-Constantine

Applicant: Richard Durr (407) 665-2175

Consultant: Aimee Shields (321) 319-3041



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

PROJ. #: 24-06000069

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>2,310</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>376,732</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>379,042</u></p> <p>(TOTAL NEW ISA <u>379,042</u> /1,000 = <u>379.04</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$11,976.05</u></p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Rolling Hills			
PARCEL ID #(S): 01-21-29-5CK-2500-0000			
DESCRIPTION OF PROJECT: Conversion of previous golf course into public park.			
EXISTING USE(S): Vacant Golf Course		PROPOSED USE(S): Public Park	
ZONING: PLI	FUTURE LAND USE: REC	TOTAL ACREAGE: 98.16	BCC DISTRICT: Seminole ^{3: Constantine}
WATER PROVIDER: Sunshine Water Services Sanlando & Seminole County Utilities		SEWER PROVIDER: N/A; Septic	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Richard Durr		COMPANY: Seminole County BCC	
ADDRESS: 101 East 1st Street			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: (407) 665-2175		EMAIL: rwelty@seminolecountyfl.gov	

CONSULTANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Aimee J. Shields		COMPANY: GAI Consultants, Inc.	
ADDRESS: 618 East South Street, Suite 700			
CITY: Orlando	STATE: FL	ZIP: 32801	
PHONE: (321) 319-3041		EMAIL: a.shields@gaiconsultants.com	

OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

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

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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



SIGNATURE OF AUTHORIZED APPLICANT

11/06/2024

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Richard E. Durr, the owner of record for the following described property [Parcel ID Number(s)] 01-21-29-5CK-2500-0000 hereby designates GAI Consultants, Inc. / Aimee Shields to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

11/13/2024
Date

[Signature]
Property Owner's Signature

Richard E. Durr
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared RICHARD DURR (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 13th NOVEMBER, 2024.



[Signature]
Notary Public

Property Record Card



Parcel: **01-21-29-5CK-2500-0000**
 Property Address: **ART HAGAN PL LONGWOOD, FL 32750**
 Owners: **SEMINOLE B C C**
 2025 Market Value \$765,076 Assessed Value \$765,076
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$10,105.89
 Forest/Parks/Rec Areas property has a lot size of 98.16 Acres

Parcel Location



Site View

Parcel Information

Parcel	01-21-29-5CK-2500-0000
Property Address	ART HAGAN PL LONGWOOD, FL 32750
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	82:Forest/Parks/Rec Areas
Exemptions	85-COUNTY (2019)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$765,076	\$765,076
Land Value Agriculture	\$0	\$0
Just/Market Value	\$765,076	\$765,076
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$765,076	\$765,076

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,105.89
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$10,105.89

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PART MARKED RESERVED FOR
 GOLF & VACD STS ADJ IN TRACTS 6 11 12 14 25
 26 31 & 32 & BEG SE COR LOT 3 TRACT 31 BLK
 E RUN N 23 DEG 06 MIN W 33.78 FT S 02 DEG
 43 MIN E 45.56 FT S 87 DEG 45 MIN W 20.25 FT
 S 02 DEG 15 MIN E 11 FT N 87 DEG 45 MIN E
 31.9 FT N 02 DEG 15 MIN W 25 FT TO BEG &
 LOTS 10 TO 13 BLK A TRACT 25
 SANLANDO SPRINGS
 PB 5 PG 45
 & SEC 01 TWP 21S RGE 29E
 BEG 50 FT W OF SE COR OF SW 1/4 OF NW 1/4
 RUN W 31.22 FT N 39 DEG 30 MIN 14 SEC E
 127.31 FT S TO A PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$765,076	\$765,076	\$0
Schools	\$765,076	\$765,076	\$0
FIRE	\$765,076	\$765,076	\$0
ROAD DISTRICT	\$765,076	\$765,076	\$0
SJWM(Saint Johns Water Management)	\$765,076	\$765,076	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$3,950,000	09208/0937	Vacant	No
WARRANTY DEED	6/1/2014	\$1,500,000	08287/1998	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2004	\$1,330,000	05169/1666	Vacant	No
WARRANTY DEED	1/1/1973	\$200,000	00996/0946	Improved	No

Land

Units	Rate	Assessed	Market
98.20 Acres	\$7,791/Acre	\$765,076	\$765,076

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
09860	1749 ART HAGAN PL: FENCE/WALL COMMERCIAL-FENCE [SANLANDO SPRINGS]	\$5,750		11/21/2019
13905	1749 ART HAGAN PL: DEMO COMMERCIAL BLDGS/STRUCTURES [SANLANDO SPRINGS]	\$9,446		10/28/2019
12724	340 BERNARD AVE: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]	\$4,750		9/25/2019
12723	1749 ART HAGAN PL: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]	\$4,750		9/24/2019
12722	1749 ART HAGAN PL: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]	\$4,750		9/23/2019
02782	455 GOLFVIEW DR: DEMO COMMERCIAL PARTIAL [SANLANDO SPRINGS]	\$3,725		3/26/2019
19502	DEMO ALL COMMERCIAL BLDGS	\$23,601		12/13/2018
06224	REROOF	\$11,900		6/25/2014
04688	REPLACE EXISTING SILENT KNIGHT FACP W/NEW	\$2,180		6/21/2012
02819	RANGE HOOD SUPPRESSION SYSTEM	\$2,300		4/12/2010
05080	REROOF	\$10,000		6/23/2009
03361	ELECTRIC; PAD PER PERMIT 1611 ROBERT ST SMALL BLDG ON 01-21-29-5CK-060-00G0	\$1,000		4/3/2007
02630	REROOF	\$2,100		3/29/2000
05408	SLAB ONLY; PAD PER PERMIT 1751 ART HAGAN PL	\$2,000		6/1/1999
03140	CHANGE OF SERVICE 400AMP/700AMP	\$0		4/1/1999
04339	ADDITION & RENOVATION	\$433,800		6/1/1998
04405	SMOKE DETECTORS FOR ELEVATOR	\$665		6/1/1998

03766	ELECTRICAL	\$0	6/1/1997
05472	ALARM ROLLING HILLS CLUBHOUSE	\$331	8/1/1996
08089	ROLLING HILLS CLUB HOUSE	\$1,500	12/1/1995
02453	FIRE ALARM	\$2,358	4/1/1995
02799	WOOD FENCE 1832 NORTH ST	\$2,400	4/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

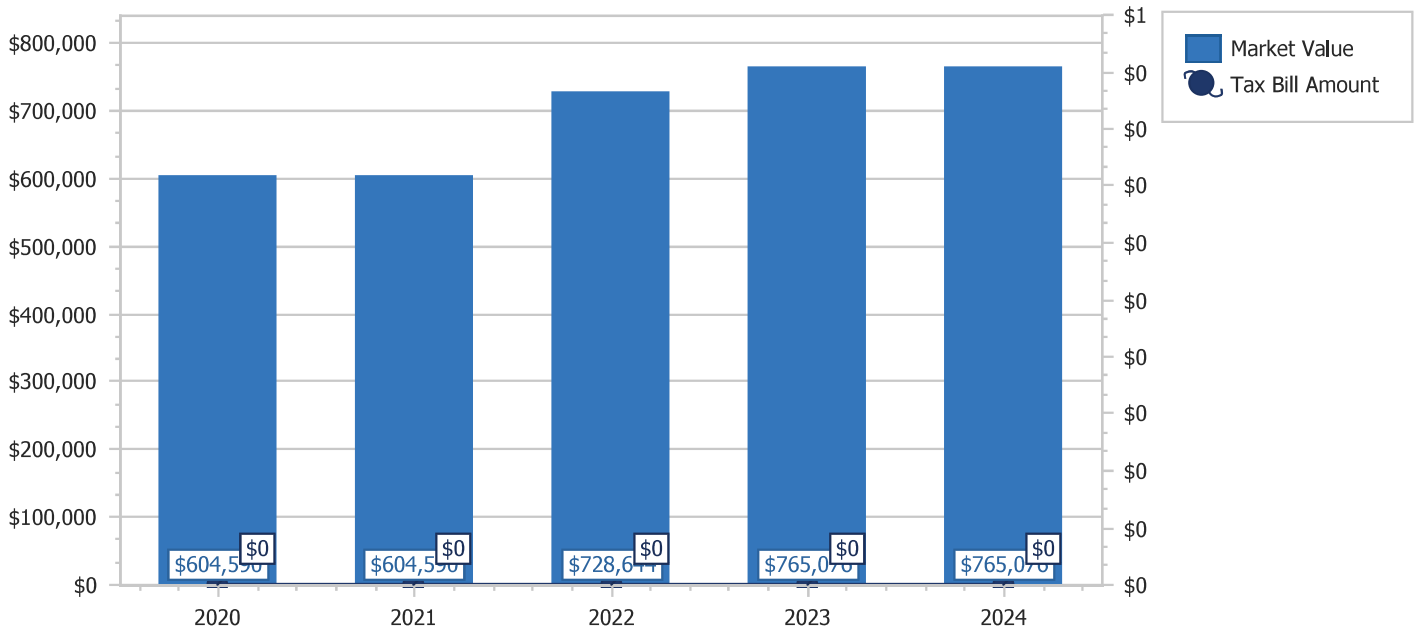
Zoning	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	REC
Description	Recreation

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 25

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 116
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Comment Document – Initial Submittal

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

PROJECT NAME:	ROLLING HILLS - SITE PLAN	PROJ #: 24-06000069
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP AIMEE SHIELDS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	01-21-29-5CK-2500-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PUBLIC PARK ON 98.16 ACRES IN THE PLI ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 434, NORTH OF NORTH ST	
NO OF ACRES	98.16	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PLI	
LOCATION	ON THE SOUTH SIDE OF W SR 434, NORTH OF NORTH ST	
FUTURE LAND USE-	REC	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RICHARD DURR SEMINOLE COUNTY BCC 101 E 1ST ST SANFORD FL 32771 (407) 665-2175 RWELTY@SEMINOLECOUNTYFL.GOV	AIMEE SHIELDS GAI CONSULTANTS INC 618 E SOUTH ST STE 700 ORLANDO FL 32801 (321) 319-3041 A.SHIELDS@GAICONCONSULTANTS.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide impervious surface ratio in order to calculate required buffer.	Unresolved
2.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Unresolved
3.	Buffers and CPTED	Please show setback of parking lots from adjacent residential lot lines. A parking buffer shall be required where a parking lot, or parking structure, and drive aisle is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. This would be additional to any other required buffer. Please dimension this buffer where applicable on site plan pages. See SCLDC Sec. 30.14.5 (https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14_LASCBUOPSP_S30.14.5STBUPEAD) for information on the required parking buffer	Unresolved
4.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Unresolved
5.	Environmental Services	On Sheet A-C2.1 and Sheet A-C2.17: Trail Site Plan, the proposed roadway improvements will require utility adjustments. This is being taken care of within Seminole County project Rolling Hills Area Roadways Phase I.	Info Only
6.	Environmental Services	On Sheet B-C1.1: Demo & SWPPP Plan, Sheet B-C2.1: Site Plan, Sheet B-C3.1: Grading Plan, Sheet B-HS1.1: Hardscape Plan, Sheet B-LA1.1: Landscape Plan, and Sheet B-LI3.1: Irrigation Plan, please draw in and callout our existing 6" PVC water main in the area. This pavilion will need to be relocated if it's on top of or too close to the existing water main.	Unresolved
7.	Environmental Services	On Sheet B-C4.2/B-C4.4: Utility Plan and Sheet B-LI3.3/B-LI3.4: Irrigation Plan, please note that the proposed water/irrigation connections are to Sunshine Water Services. These will need to be designed to Sunshine Water Services' standards. Please provide their associated standard details in separate detail sheets.	Unresolved
8.	Environmental Services	On Sheet B-LI3.2: Irrigation Plan, please note that the proposed irrigation connection is to the City of Altamonte Springs. This will need to be designed to the City of Altamonte Springs' standards. Please provide their associated standard details in separate detail sheets.	Unresolved
9.	Environmental Services	On Sheet B-LI3.5: Irrigation Plan, please note that the proposed irrigation connection is to either Sunshine Water Services or the City of Altamonte Springs (I'm not sure which). This will need to be designed to the whoever's standards that owns the water main.	Unresolved
10.	Environmental Services	On Sheet B-C5.2/B-C5.3: Details, please remove the following standard details (SDs): SD 102, SD 106, SD 110, SD 111, SD 112, SD 201, SD 202, SD 204, SD 212, and SD 215. Please add the following SDs: SD 108, SD 207, and SD 208. It may be a good option to revise the title of this sheet to be Seminole County Details since there will be detail sheets for Sunshine Water Services and the City of Altamonte Springs as well.	Unresolved
11.	Environmental Services	On Sheet C-C4.1/C-C4.2/C-C4.3: Utility Plan, please draw in and callout our existing 6" PVC water main in the area.	Unresolved

12.	Environmental Services	On Sheet C-C5.3/C-C5.4: Details, please remove the following standard details (SDs): SD 102, SD 106, SD 110, SD 111, SD 112, SD 201, SD 202, SD 204, SD 212, and SD 215. Please add the following SDs: SD 108, SD 207, and SD 208.	Unresolved
13.	Environmental Services	On Sheet C-LI3.1/C-LI3.2/C-LI3.3: Irrigation Plan, please note that the proposed water/irrigation connections are to Sunshine Water Services. These will need to be designed to Sunshine Water Services' standards. Please provide their associated standard details in separate detail sheets. It may be a good option to revise the title of this sheet to be Seminole County Details since there will be detail sheets for Sunshine Water Services as well.	Unresolved
14.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Water Distribution System Map 2003" and "Water Distribution System Map 2003 Legend" files in the Resources folder on eplan for reference. 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. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
15.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
16.	Planning and Development	Please add legal description and Parcel ID to all cover sheets.	Unresolved
17.	Planning and Development	PG A 008 C1.4 and 013 C1.9 Trail Demo-SWPPP Plan: Removal of cart path limits- does this mean that this will or will not be removed? Please amend or clarify, if applicable.	Unresolved
18.	Planning and Development	Please show parcel boundaries on demolition and site plans and differentiate the line in the Lines Legend.	Unresolved
19.	Planning and Development	Please provide the following details on all site plan pages; total linear distance in feet of trail section (on site plan pages within Phase A), Structure dimensions (Phase B and C), zoning/future land use of adjacent properties, and parcel I.D.s of surrounding properties (please depict on page and put in a Site Data Table).	Unresolved
20.	Planning and Development	Site Plan pages: "Truncated Dome Surface" refers to the hardscape plans but was not able to be found in the hardscape plans. Please provide reference page.	Unresolved
21.	Planning and Development	Please include the wetland line in the Lines Legend.	Unresolved
22.	Planning and Development	Page 063 GN.01 General Notes: Is there a specific reason for the numbering under Masonry to start with 14? If not, please revise.	Unresolved
23.	Planning and Development	Please provide an overall Site Plan for all sections (A,B,C) that depicts the complete boundary of the site, metes and bounds	Unresolved

		description as well as linear distance of each perimeter line, zoning/future land use of adjacent properties, and parcel I.D.s of surrounding properties.	
24.	Planning and Development	Please provide all dimensions of the pier, two segments do not appear to be dimensioned. Dimensions should also be present on the Site Plan page (B 015 C2.5 Site Plan) as well as the hardscape plans (B 035 HS1.5 Hardscape Enlargements).	Unresolved
25.	Planning and Development	Please provide the manufacturer's specifications/details of the Display Shelter.	Unresolved
26.	Planning and Development	Please provide a survey of the site.	Unresolved
27.	Planning and Development	Page B 011 C2.1 Site Plan: There is a reference for the Pavilion to sheet A101A. It is unclear what page this is. I can't find it as labeled, please amend or add page, if necessary.	Unresolved
28.	Planning and Development	Please also provide a Site Data Table on each overall Site Plan pages with the following data: Parcel ID, Total acreage/square feet, existing FLU and Zoning, proposed use, net buildable acreage ("Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.") required/proposed open space calculation, required/proposed setbacks, required/proposed landscape buffer widths, impervious calculation, building square footage, proposed/maximum height of buildings, and parking data (stall size, total number of proposed/required spaces throughout the entire site). Parking would be determined by best practices per the Parks and Recreation Department dependent on anticipated trail/park usage	Unresolved
29.	Planning and Development	Page B 013 C2.3 Site Plan: The proposed Maintenance Building should be dimensioned and please provide building square footage. Setbacks from property line should be shown as well. Please reference a page for the architectural plans.	Unresolved
30.	Planning and Development	Will there be any outdoor lighting? Staff recommends providing photometric plan at Site Plan application. Outdoor lighting should be in compliance with all applicable regulations in SCLDC Sec. 30.1234- Outdoor lighting requirements and will require a separate permit. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodetd=SECOLADECO_CH30ZORE_PT15_OULIRE	Unresolved
31.	Planning and Development	Page C 008 C2.1 Playground Site Plan: Is the proposed parking lot encroaching into the ROW on the north side? Please clarify or amend.	Unresolved
32.	Planning and Development	Per SCLDC Sec. 30.14.18, all water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs, and ground cover beds. Please depict water use zones.	Unresolved
33.	Planning and Development	Due to the nature of the comments provided, there may be additional comments generated upon resubmittal.	Info Only
34.	Planning and Development	The site plan shows wetlands; please confirm if these areas are wetlands or a pond. If wetlands are present, please provide a wetland survey. All post development Wetlands will	Unresolved

		require a 15 foot minimum, 25 foot overall average wetland buffer. All wetlands and wetland buffer must be delineated on the site plan	
35.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
36.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
37.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined in conjunction with a building permit for a park sign or park features etc. The address will be nonmailable and for permitting only.	Info Only
38.	Public Safety - Addressing	(Development Name) Please clarify which name is being proposed ROLLING HILLS PARK OR ROLLING HILLS COMMUNITY PARK? Either name is approved for use and is required to be the name labeled on all plan sheets and the other name shall be removed. Please confirm which one. The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051).	Unresolved
39.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)	Info Only
40.	Public Safety - Addressing	Multiple previous sections of right of way appear to be indicated, although they are not labeled as such. This causes the adjacent parcels to not be drawn appropriately. This results in the adjacent parcels being inaccurately represented. If it is desired to have these vacated streets shown on the site plan, the adjacent parcels should be depicted as they currently extend into those vacated areas.	Info Only

41.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.1 please label Bernard Avenue where it connects with Adams Street and Nebraska Avenue. We understand that the roadway project is not in contract; however, it is noticed that a portion of Bernard Ave that intersects with Stanley Street will no longer serve as access (no thru traffic) or intersect with Stanley Street. Will this portion of Bernard Avenue be vacated? This doesn't affect current properties that are addressed to Bernard Ave as these properties have access from Nelson Ave.	Unresolved
42.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.3 please change Jackson Street to Art Hagan Place as this is the current name for this right of way. Are there any plans to vacate Art Hagan Place? Label the complete street name Andrews Drive.	Unresolved
43.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.5 Jackson Street is inaccurately shown as there is a portion that is vacated and it doesn't connect at the west end of Jackson Street. Please depict Jackson Street as it presently exists, indicating its endpoint. Additionally, ensure that the name Jackson Street is appropriately labeled within the designated right of way. Please add the directional to S Pressview Avenue.	Unresolved
44.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.9 please label Orlando Avenue.	Unresolved
45.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.10 please clarify if Orlando Avenue is incorrect and if it should be Palm Springs Drive and Ohio Avenue.	Unresolved
46.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.14 please clarify if Orlando Avenue is incorrect and if it should be Palm Springs Drive and Ohio Ave.	Unresolved
47.	Public Safety - Addressing	TRAIL SITE PLAN Sheet C2.15 please clarify where this is located, Is Andrews Drive the correct name and label all the surrounding streets.	Unresolved
48.	Public Safety - Addressing	SITE PLAN Sheet C2.1 The proposed pavilion may be assigned an address in conjunction with a building permit.	Unresolved
49.	Public Safety - Addressing	SITE PLAN Sheet C2.1 Pavilion, label the right of way abutting the proposed Pavilion. We cannot determine where exactly the Pavilion will be located.	Unresolved
50.	Public Safety - Addressing	SITE PLAN Sheet C2.2 Pavilions and Parking, label all right of ways. We cannot determine where exactly the Pavilion will be located.	Unresolved
51.	Public Safety - Addressing	SITE PLAN Sheet C2.3 & C2.4 The proposed maintenance building will be assigned a separate address in conjunction with a building permit.	Unresolved
52.	Public Safety - Addressing	SITE PLAN Sheet C2.3 label the streets Carlton Street and Andrews Drive.	Unresolved
53.	Public Safety - Addressing	SITE PLAN Sheet C2.4 please change Jackson Street to Art Hagan Place as this is the current name for this right of way. Are there any plans to vacate Art Hagan Place?	Unresolved
54.	Public Safety - Addressing	SITE PLAN Sheet C2.4 please add the street name Andrews Drive.	Unresolved
55.	Public Safety - Addressing	SITE PLAN Sheet C2.5 Pier, please clarify where this pier will be located. If there are surrounding streets, please label them. If not, only clarify where the pier is.	Unresolved
56.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and	Unresolved

		18.4 of NFPA 1. Please provide for the pavilions as well as the maintenance building.	
57.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
58.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
59.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved
60.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Unresolved
61.	Public Safety - Fire Marshal	All proposed traffic calming devices shall be evaluated and approved in accordance with Section 34.35 of the SC Admin code.	Unresolved
62.	Public Works - Engineering	The plans reference future improvements that seem to be needed to install the proposed trail. Will these future improvements be done prior to the trail work? Please clarify or adjust the plans to work without the future improvements.	Unresolved
63.	Public Works - Engineering	Sheet 3.2 seems to have considerable impervious compared to the predevelopment condition. There is a low area on the north side of that area that discharges across Marshall Drive. This entire area is land locked and while the soils are good here additional impervious may cause drainage issues to the	Unresolved

		area. Please provide some water quality and quantity retention for this area and the overall development to ensure no adverse impacts to the area.	
64.	Public Works - Engineering	Sheets C3.3 and C3.12 seems to show filling in the flood plains. The County does not allow impacts to the flood plain without volumetric compensation. The flood plain is an undesignated A flood plain. Based on the size of the project any undesignated A flood zones are required to be determined. Please provide compensating storage or relocate the trail outside the floodplain. Please provide actual flood elevations with calculations for all undesignated A flood zones.	Unresolved
65.	Public Works - Engineering	Please provide a profile of the trails. Please also provide one or more sections for the grading of the trails. There should be a flat area outside the trail to ensure that if someone goes off the trail they will not be in danger.	Unresolved
66.	Public Works - Engineering	The portion of the trail along Jackson Street AKA Art Hagan on sheet C 3.3 seems to be on a steep slope. Please verify the grading here. Provide actual grading, sections here to ensure that this area can be graded safely. This area may need to be modified. There seems to be room to use the existing parking lot, move the road over slightly and remove some asphalt to allow a defined road, separate trail and parking area.	Unresolved
67.	Public Works - Engineering	Please add additional striping and signage to all street crossings. This includes the corner of Andrews Drive and Jackson Street AKA Art Hagan. Also, Pressview Avenue for examples. This should include midblock crossing signage.	Unresolved
68.	Public Works - Engineering	Please provide a double row of silt fence along the downhill side of any steep slope or adjacent to any wetland or other water body.	Unresolved
69.	Public Works - Engineering	There are some areas where the grading will channelize drainage down the new trail path. Please see sheet C3.6 for example. This could create substantial erosion. Please provide additional grading and drainage in these areas. Sloping the trail to the side and having small swales to collect and hold some water may be a good solution here. Otherwise, the drainage should be collected and routed to a safe place to allow the drainage to go into the ground.	Unresolved
70.	Public Works - Engineering	A portion of C3.15 and C3.16 are or may be in the flood plain based on elevation. Staff has seen portions of these areas flood. Please verify flood elevation and adjust the plan to either stay out of the flood plain or provide compensating storage.	Unresolved
71.	Public Works - Engineering	These comments are broad general comments that address most sheets of these plans. While they may be specific to certain sheets there are multiple places that the same issues are present across the plan set. Please review all sheets in detail for the main issues stated in the comments. Several of the main points are impacts to flood plains. Determine the actual flood plains. Grading that would potentially cause long term erosion. Some retention for the increased imperviousness. Additional signage for roadway crossings. Showing work as under separate contract that would need to be complete to do these plans. Please review all sheets, address all and resubmit.	Unresolved

72.	Public Works - Engineering	Please provide a SJRWMD permit or letter of exemption prior to the preconstruction meeting.	Unresolved
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AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Public Works-Water Quality	Shannon Wetzel	swetzel@seminolecountyfl.gov	407-665-2455	No Review Required
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/19/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Jim Potter, Matthew Maywald, Amy Curtis, Becky Noggle

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

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

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

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1632

Title:

ADVOCATE ASSISTED LIVING - PRE-APPLICATION

Project Number: 24-80000135

Project Description: Proposed Special Exception for an 8 bed assisted living facility on 0.38 acres in the R-1A Zoning District located on the northwest corner of Modac Trl and Waumpi Trl

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

Parcel ID: 28-21-30-502-0A00-0030

BCC District: 4-Lockhart

Applicant: Diane Nicolas (407) 399-7171

Consultant: N/A



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

PROJ. #: 24-80000135
 Received & Paid: 12/27
 PM: Hilary

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: <u>23-27000073 Advocate Assisted Living</u>
PARCEL ID #(S): <u>28-21-30-502-DA00-0030</u>
TOTAL ACREAGE: <u>0.39 0.58</u> BCC DISTRICT: <u>4: Lockhart</u>
ZONING: <u>R-1A</u> FUTURE LAND USE: <u>Residential LDK</u>

APPLICANT

NAME: <u>Diane Nicolas</u>	COMPANY: <u>Advocate Assisted Living</u>
ADDRESS: <u>2595 Modac Trl</u>	
CITY: <u>Waukegan</u>	STATE: <u>FL</u> ZIP: <u>32751</u>
PHONE: <u>407.399.7171</u>	EMAIL: <u>info@AdvocateALF.com</u>

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: * See detailed on second page

STAFF USE ONLY

COMMENTS DUE: <u>12/13</u>	COM DOC DUE: <u>12/19</u>	DRC MEETING: <u>1/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1A</u>	FLU: <u>LDK</u>	LOCATION: <u>on the northwest corner of Waukegan Trl & Modac Trl</u>
W/S: <u>Casselberry</u>	BCC: <u>4: Lockhart</u>	

Agenda: 1/3

Dec. 2, 2024

Dear Seminole County Zoning Department,

I hope this message finds you well. I am writing to formally request an increase in the bed count for Advocate Assisted Living, located at 2595 Modac Trl, Maitland FL 32751. Currently, the facility is licensed for 6 beds, and we are seeking approval to increase this number to 8 beds.

The reason for this request is that we have assessed the size of certain bedrooms and have determined that Bedroom #1, Bedroom #4, and Bedroom #5 are large enough to comfortably accommodate double occupancy, in accordance with Florida's Assisted Living Facility regulations.

We believe that expanding the bed count will allow us to better serve our residents and meet the growing demand for assisted living services in the area, while ensuring that the facility continues to operate in full compliance with all relevant zoning and health standards.

Please let us know if any additional information or documentation is required to process this request. We would appreciate your timely consideration and look forward to your response.

Thank you for your attention to this matter.

Regards,

Diane Nicolas

Community Specialist

407.399.7171

www.AdvocateALE.com

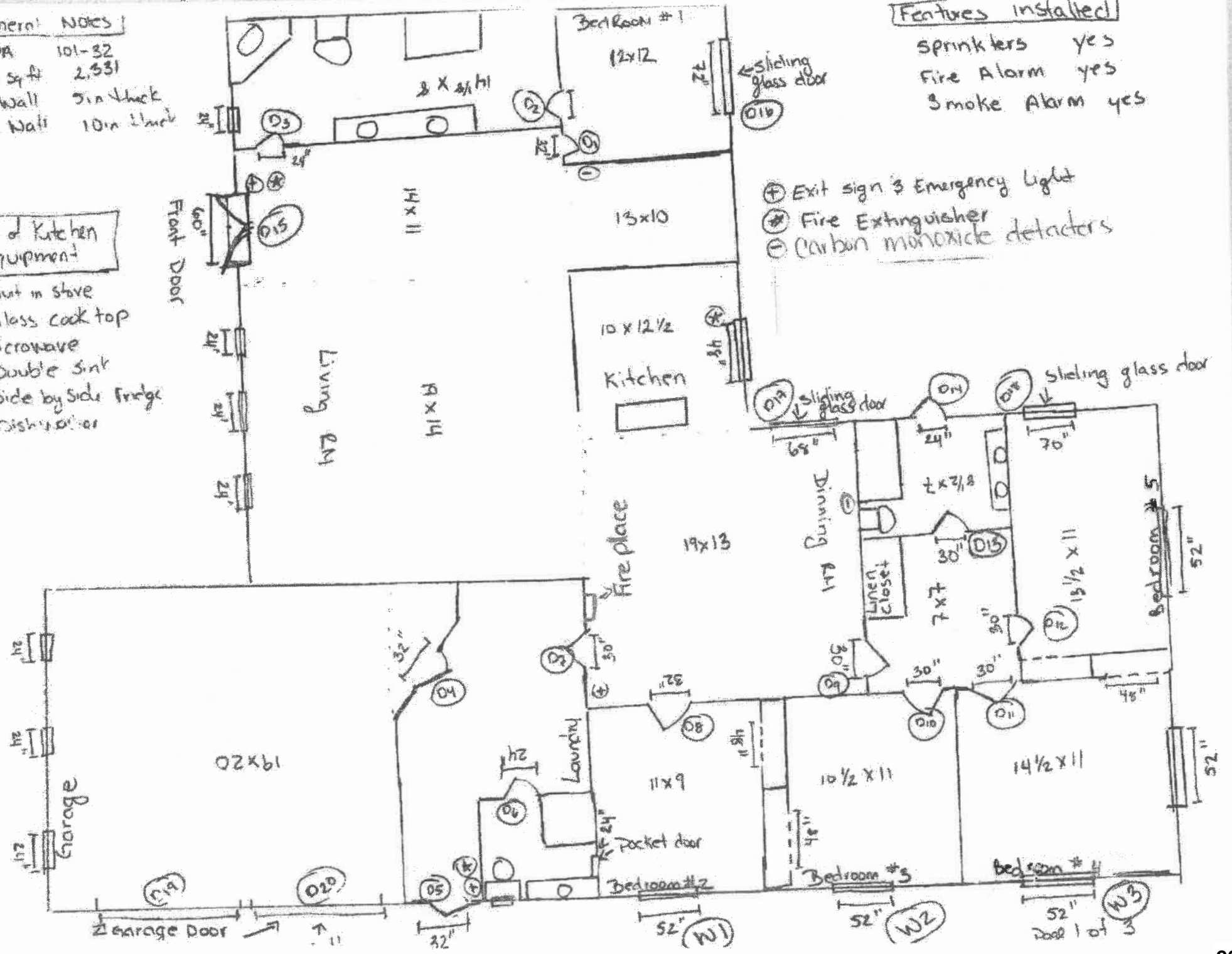
General NOTES
 NFPA 101-32
 Area sq ft 2,531
 Int. Wall 5/8" thick
 Ext. Wall 10" thick

List of Kitchen Equipment

- ① Built in stove
- ② Glass cook top
- ③ Microwave
- ④ Double Sink
- ⑤ Side by Side Fridge
- ⑥ Dishwasher

Features installed
 Sprinklers yes
 Fire Alarm yes
 Smoke Alarm yes

- ⊕ Exit sign & Emergency Light
- ⊗ Fire Extinguisher
- ⊖ Carbon monoxide detectors



Copy

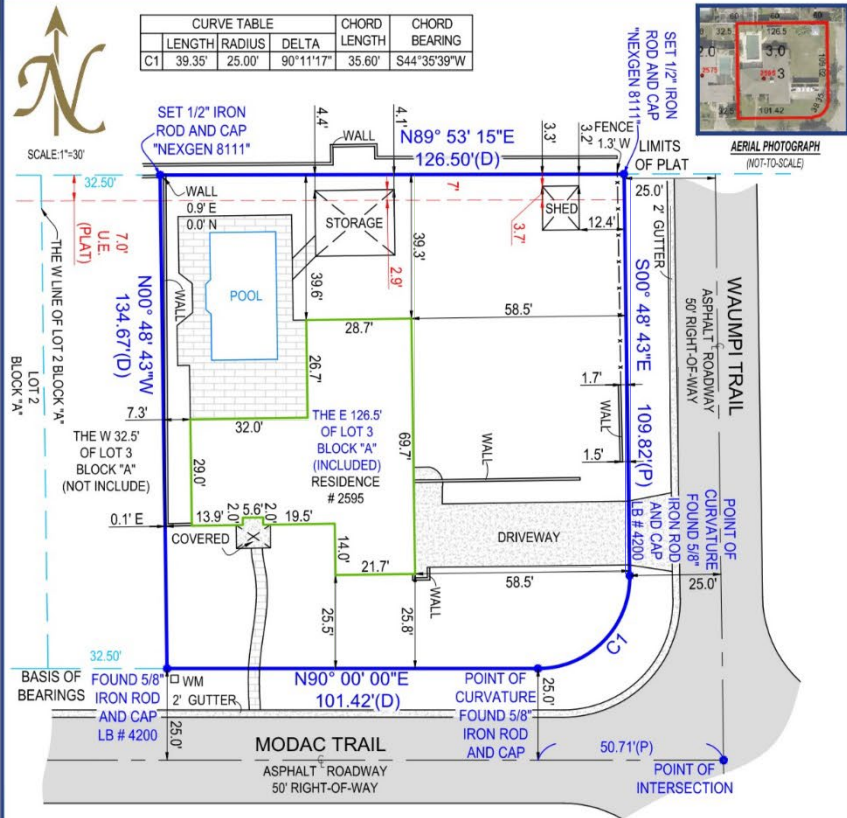
Select All

3539_12064159

Done

TITLE AND SURVEY DISCLOSURE COVER LETTER
REV. 11/6/17
RLM/ak

2595 MODAC TRAIL, MAITLAND, FL. 32751



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-01-2020
Drawn By: Oleg
Order #: 112732
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
5601 Corporate Way, Suite # 103
West Palm Beach, FL 33407
561-508-6272



File #: Pena-Modac SHEET 2 OF 2 (CERTIFICATIONS) SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS Order #: 112732

LEGAL DESCRIPTION OF: 2595 MODAC TRAIL, MAITLAND, FL. 32751
THE EAST 126.5 FEET OF LOT 3, BLOCK A, DOMMERICH HILLS SIXTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
AMERICAN INVESTORS AND CONSULTANTS, LLC

- LEGEND**
- A/C -AIR CONDITIONER
 - WM -WATER METER
 - AL -ARC LENGTH
 - (C) -CALCULATED
 - (M) -MEASURED

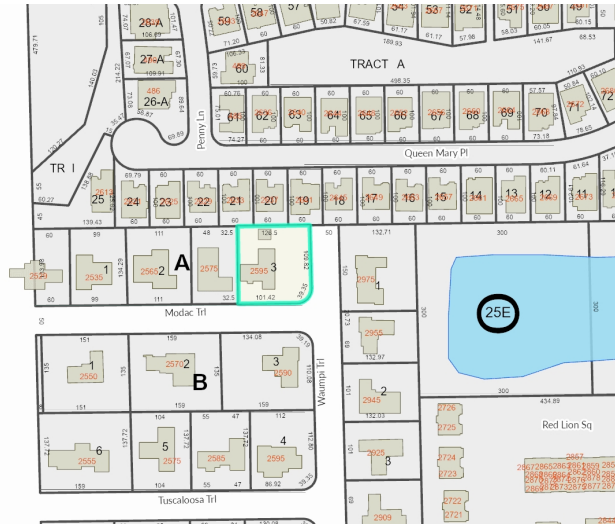


Property Record Card



Parcel: 28-21-30-502-0A00-0030
Property Address: 2595 MODAC TRL MAITLAND, FL 32751
Owners: LA WARRE, JOSHUA; NICOLAS, DIANE
 2025 Market Value \$510,745 Assessed Value \$510,745
 2024 Tax Bill \$6,700.32
 The 4 Bed/3 Bath Single Family property is 2,291 SF and a lot size of 0.38 Acres

Parcel Location



Site View



2821305020A000030 01/31/2022

Parcel Information

Parcel	28-21-30-502-0A00-0030
Property Address	2595 MODAC TRL MAITLAND, FL 32751
Mailing Address	2595 MODAC TRL MAITLAND, FL 32751-5152
Subdivision	DOMMERICH HILLS 6TH ADD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$348,262	\$344,866
Depreciated Other Features	\$32,483	\$32,388
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$510,745	\$507,254
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$510,745	\$507,254

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,700.32
Tax Bill Amount	\$6,700.32
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LA WARRE, JOSHUA - Tenancy by Entirety
 NICOLAS, DIANE - Tenancy by Entirety

Legal Description

E 126.5 FT OF LOT 3 BLK A
DOMMERICH HILLS 6TH ADD
PB 14 PG 75

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$510,745	\$0	\$510,745
Schools	\$510,745	\$0	\$510,745
FIRE	\$510,745	\$0	\$510,745
ROAD DISTRICT	\$510,745	\$0	\$510,745
SJWM(Saint Johns Water Management)	\$510,745	\$0	\$510,745

Sales

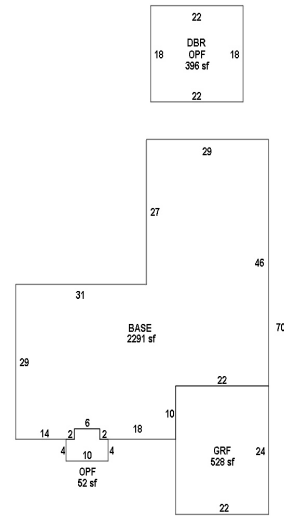
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2023	\$619,000	10529/0237	Improved	Yes
WARRANTY DEED	12/10/2020	\$500,000	09786/1907	Improved	Yes
QUIT CLAIM DEED	5/1/2016	\$100	08727/1352	Improved	No
WARRANTY DEED	7/1/2015	\$100	08505/1396	Improved	No
SPECIAL WARRANTY DEED	10/1/2003	\$215,000	05111/1940	Improved	No
CERTIFICATE OF TITLE	6/1/2003	\$100	04888/0827	Improved	No
WARRANTY DEED	2/1/2001	\$170,000	04007/0115	Improved	Yes
CORRECTIVE DEED	2/1/2001	\$100	04007/0110	Improved	No
TRUSTEE DEED	10/1/1998	\$100	03519/0204	Improved	No
CORRECTIVE DEED	3/1/1996	\$100	03038/0505	Improved	No
QUIT CLAIM DEED	12/1/1995	\$50,500	03036/1268	Improved	No
WARRANTY DEED	6/1/1984	\$118,000	01557/1742	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	2291
Total Area (ft ²)	3267
Constuction	BRICK
Replacement Cost	\$535,788
Assessed	\$348,262

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	528
OPEN PORCH FINISHED	396
OPEN PORCH FINISHED	52

Permits				
Permit #	Description	Value	CO Date	Permit Date
03071	2595 MODAC TRL: RES ALTERATIONS, NO CHANGE IN UNITS-Change single family to ALF CO [DOMMERICH HILLS 6TH ADD]	\$17,800	6/21/2024	3/12/2024
18491	2595 MODAC TRL: EZ REROOF RESIDENTIAL- [DOMMERICH HILLS 6TH ADD]	\$16,600	12/15/2023	12/4/2023
01544	SWIMMING POOL	\$25,500		2/12/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1970	1	\$3,000	\$1,200
BLOCK WALL	1979	51	\$707	\$283
POOL 2	2004	1	\$45,000	\$27,000
SUMMER KITCHEN 2	2004	1	\$10,000	\$4,000

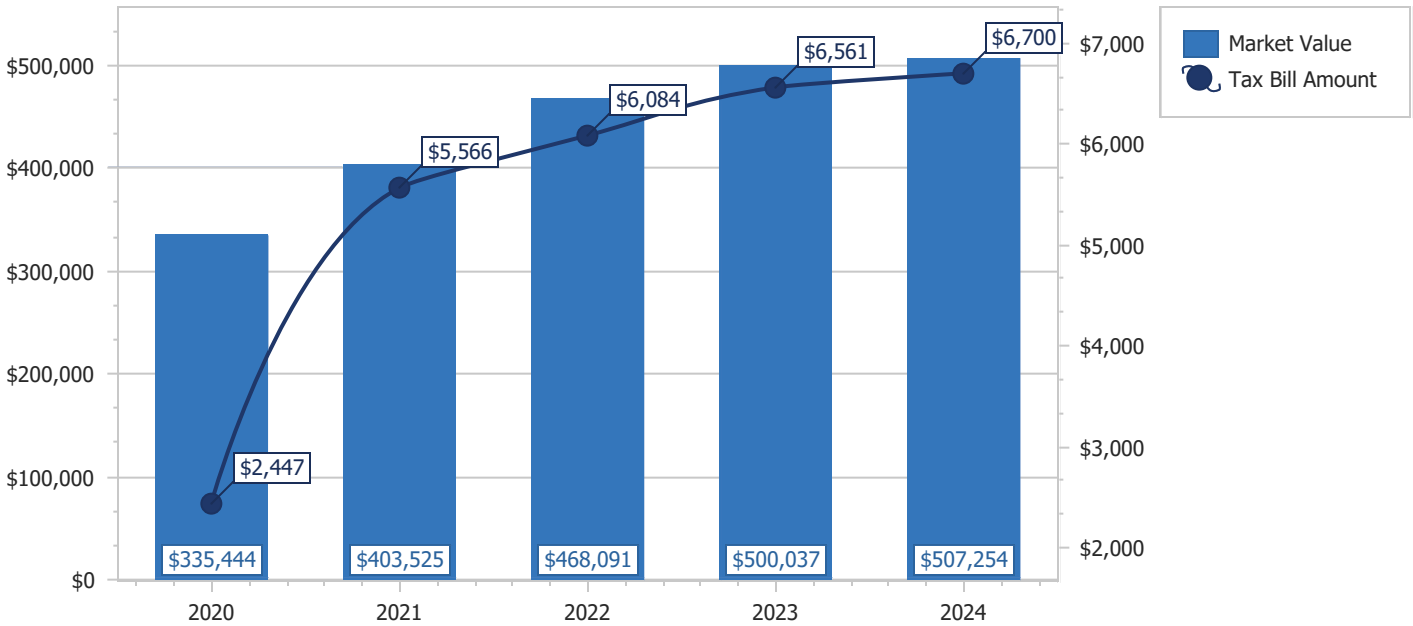
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

Utilities	
Fire Station #	Station: 25 Zone: 254
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2025 © Seminole County Property Appraiser

*

12/02/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 12:10:06

PROJ # 24-80000135

RECEIPT # 0335686

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	<u>50.00</u>		
----------------------	--------------	--	--

AMOUNT RECEIVED.....:		<u>50.00</u>	
-----------------------	--	--------------	--

* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRSW01	BALANCE DUE.....:		.00
CHECK NUMBER.....:	000000000000		
CASH/CHECK AMOUNTS...:	50.00		
COLLECTED FROM:	DIANE NICOLAS		
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 - 4 - FINANCE

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, January 3, 2025, in order to place you on the Wednesday, January 8, 2025 meeting agenda.

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

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

PROJECT NAME:	ADVOCATE ASSISTED LIVING - PRE-APPLICATION	PROJ #: 24-80000135
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/02/24	
RELATED NAMES:	EP DIANE NICOLAS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	28-21-30-502-0A00-0030	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN 8 BED ASSISTED LIVING FACILITY	
NO OF ACRES	0.38	
BCC DISTRICT	4-LOCKHART	
CURRENT ZONING	R-1A	
LOCATION	ON THE NORTHWEST CORNER OF WAUMPI TRL AND MODAC TRL	
FUTURE LAND USE	LDR	
SEWER UTILITY	NA	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DIANE NICOLAS 2595 MODAC TRAIL MAITLAND FL 32751 (407) 399-7171 INFO@ADVOCATEALF.COM	N/A	

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

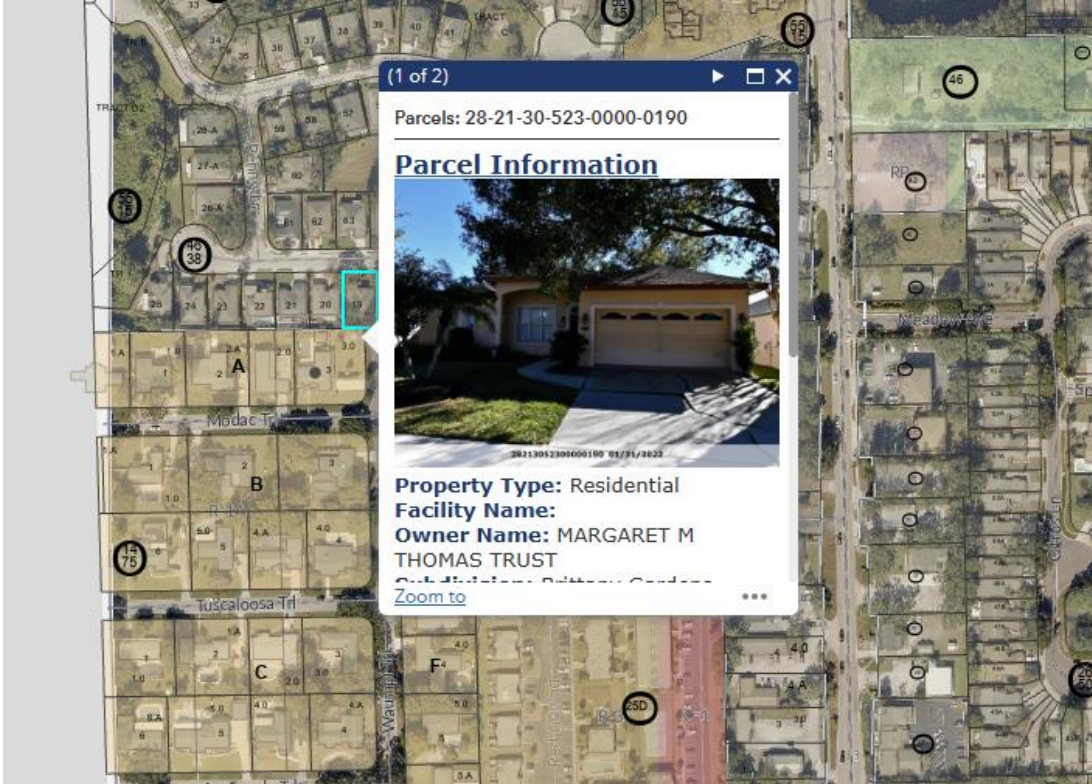
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

A Special Exception is required. After you submit the application, you will be required to hold a community meeting in compliance with the regulations as stated in the community meeting information sheet linked in the comments below.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:14 PM	Type of use and size of building may require fire sprinklers and fire alarms.
2	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:14 PM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
3	Public Safety - Fire Marshal Matthew Maywald 12/4/24 3:15 PM	Any changes to the structure will require a separate building permit and review.
4	Environmental Services James Van Alstine 12/5/24 11:31 AM	Please coordinate with the City of Casselberry if any water service upgrades are needed. No review required.
5	Environmental Services James Van Alstine 12/5/24 11:33 AM	A modification to the septic system permit may be needed due to increased sewer demand. To apply for an OSTDS permit (to modify an existing permit) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic systems.
6	Building Division Jay Hamm 12/6/24 8:04 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	Comprehensive Planning Maya Athanas 12/11/24 11:29 AM	The subject property has a Low Density Residential (LDR) Future Land Use (FLU) designation. Any special exception use allowed in the R-1A zoning district is considered allowed if approved by the Board of County Commissioners.
8	Buffers and CPTED Maya Athanas 12/11/24 11:30 AM	A full buffer review will be done at time of site plan review if necessary.
9	Public Works - Engineering Vladimir Simonovski 12/13/24 5:33 PM	It appears that the site will not undergo any changes; however, if the site requires certain modifications per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process.
10	Public Works - Engineering Vladimir Simonovski 12/13/24 5:43 PM	It appears that the main entrance to the building is from Modac Trail. The driveway is, however, off Waumpi Trail. It is not clear if the building structure can be accessed for pedestrian traffic from the driveway. If there is no viable access to the building from the existing driveway, a pedestrian concrete/paver walkway will be required to connect the driveway and the existing walkway off Modac Trail. The new walkway will need to be in compliance with the latest edition of the Americans with Disabilities Act (ADA) Standards for Accessible Design issued by the U.S. Department of Justice. (https://www.ada.gov/law-and-regs/design-standards/)

11	Planning and Development Hilary Padin 12/17/24 3:16 PM	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
12	Planning and Development Hilary Padin 12/17/24 3:16 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/file/3207/SPECIAL-EXCEPTION-12-2024-ADA.pdf
13	Planning and Development Hilary Padin 12/17/24 3:16 PM	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
14	Planning and Development Hilary Padin 12/17/24 3:16 PM	Parking requirements for the subject use are: 0.5 parking space for every bed. Please be sure to show on the conceptual site plan the location of the 4 required parking spaces on the site. Parking requirements can be found in SCLDC Section 30.11.3.
15	Planning and Development Hilary Padin 12/17/24 3:16 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
16	Planning and Development Hilary Padin 12/17/24 3:16 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
17	Planning and Development Hilary Padin 12/19/24 9:46 AM	When you submit your application for the Special Exception, the conceptual plan that you include with the package should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1635

Title:

COFFEE SHOP - SITE PLAN

Project Number: 24-06000073

Project Description: Proposed Site Plan for a drive-thru restaurant on 0.89 acres in the PD Zoning District located on the southeast corner of Red Bug Lake Rd and Mikler Rd

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

Parcel ID: 19-21-31-514-0000-0010

BCC District: 1-Dallari

Applicant: Brett Anz (214) 415-2378

Consultant: Ryan Fallin (727) 789-9500



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

PROJ. #: 24-06000073

Received: 11/26/24

Paid: 11/26/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>2,463</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>4,589 + 1,589</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>9,091</u></p> <p>(TOTAL NEW ISA <u>9,091</u> /1,000 = <u>9.09</u>) * x \$25 + \$2,500 = FEE DUE: <u>2,727.25</u></p> <p><u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	


PROJECT

PROJECT NAME:	Coffee Shop at 7111 Red Bug Road		
PARCEL ID #(S):	19-21-31-514-0000-0010		
DESCRIPTION OF PROJECT:	Construct a coffee shop w/drive-thru, parking lot areas, utility infrastructure (water, sanitary sewer & stormwater), site lighting, and landscaping/irrigation on an existing lot previously designed for a bank w/drive-thru.		
EXISTING USE(S):	Vacant	PROPOSED USE(S):	fast casual restaurant w/drive-thru
ZONING:	PD	FUTURE LAND USE:	PD
TOTAL ACREAGE:	0.89	BCC DISTRICT:	District 1
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
ARE ANY TREES BEING REMOVED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)		
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	N/A		

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>										
NAME: Brett Anz, Manager		COMPANY: CWS-Oviedo Development, LLC										
ADDRESS: 8909 Regents Park Drive, Ste 420-2												
CITY: Tampa		STATE: FL	ZIP: 33647									
PHONE: 214-415-2378		EMAIL: Brett.Anz@tradecorllc.com										
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>										
NAME: Ryan Fallin, P.E. - Project Manager		COMPANY: Avid Group, LLC										
ADDRESS: 1337 S. International Pkwy, Ste 1311												
CITY: Lake Mary		STATE: FL	ZIP: 33647									
PHONE: (727) 789-9500 x184		EMAIL: Ryan.Fallin@avidgroup.com										
OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)										
NAME(S): CWS-Oviedo Development, LLC												
ADDRESS: 8909 Regents Park Drive, Ste 420-2												
CITY: Tampa		STATE: FL	ZIP: 33647									
PHONE: 214-415-2378		EMAIL: Brett.Anz@tradecorllc.com										
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)												
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)												
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 33%;"><u>TYPE OF CERTIFICATE</u></th> <th style="text-align: left; width: 33%;"><u>CERTIFICATE NUMBER</u></th> <th style="text-align: left; width: 33%;"><u>DATE ISSUED</u></th> </tr> </thead> <tbody> <tr> <td>VESTING:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>TEST NOTICE:</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>				<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>	VESTING:	_____	_____	TEST NOTICE:	_____	_____
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>										
VESTING:	_____	_____										
TEST NOTICE:	_____	_____										
<input type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.												
<input checked="" type="checkbox"/> Not applicable												

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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

 _____ SIGNATURE OF AUTHORIZED APPLICANT	<div style="border: 1px solid red; padding: 2px; display: inline-block;"> (AVID Group, LLC - Authorized Agent for Owner / Applicant) </div>	11/11/2024 _____ DATE
--	---	---

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Brett Anz, the owner of record for the following described property [Parcel ID Number(s)] 19-21-31-514-0000-0010 hereby designates AVID Group, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

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

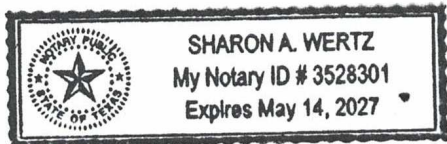
NOVEMBER 25, 2024
 Date

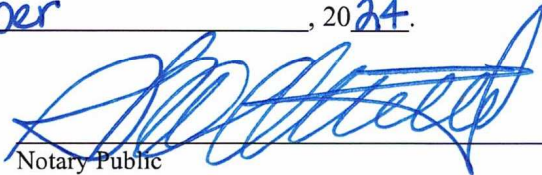

 Property Owner's Signature

Brett Anz
 Property Owner's Printed Name

Texas
 STATE OF ~~FLORIDA~~
 COUNTY OF Collin

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Texas to take acknowledgements, appeared Brett Anz (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of November, 2024.




 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

CWS-Oviedo Dev LLC

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

NAME	ADDRESS	PHONE NUMBER
Brett Anz, Manager	8909 Regents Park Drive, Ste 420-1, Tampa, FL 33647	(241) 415-2378

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

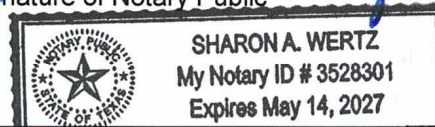
NOVEMBER 25, 2025
Date

Brett Anz
Owner, Agent, Applicant Signature

Texas
STATE OF ~~FLORIDA~~
COUNTY OF ~~SEMINOLE~~ Collin

Sworn to and subscribed before me by means of physical presence or online notarization, this 25th day of November, 2024, by Brett Anz, who is personally known to me, or has produced _____ as identification.

Sharon A. Wertz
Signature of Notary Public



Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

CWS-OVIEDO DEVELOPMENT, LLC

Filing Information

Document Number L06000046245
Initial Number 20-4827424
Date filed 05/03/2006
State FL
Status ACTIVE
Last event LC AMENDMENT
event Date filed 10/30/2024
event effective Date NONE

Principal Address

8909 REGENTS PARK DR.
 STE 420-1
 Tampa, FL 33647

Changed: 10/30/2024

Mailing Address

8909 REGENTS PARK DR.
 STE 420-1
 Tampa, FL 33647

Changed: 10/30/2024

Registered Agent Name & Address

ANZ, BRETT
 8909 REGENTS PARK DR.
 STE 420-1
 Tampa, FL 33647

Name Changed: 10/30/2024

Address Changed: 03/30/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

ANZ, BRETT
 RE ENT PARK DR.
 TE 42 -1
 Tampa, FL 33647

Annual Reports

Report Year	Filed Date
2 22	1/26/2 22
2 23	3/3 /2 23
2 24	3/ 3/2 24

Doc ument Images

10/30/2024 -- LC Amendment	View image in PDF format
03/03/2024 -- ANNUAL REPORT	View image in PDF format
03/30/2023 -- ANNUAL REPORT	View image in PDF format
06/27/2022 -- LC Amendment	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
02/23/2019 -- ANNUAL REPORT	View image in PDF format
03/11/2018 -- ANNUAL REPORT	View image in PDF format
03/12/2017 -- ANNUAL REPORT	View image in PDF format
03/06/2016 -- ANNUAL REPORT	View image in PDF format
02/22/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
03/21/2008 -- ANNUAL REPORT	View image in PDF format
04/22/2007 -- ANNUAL REPORT	View image in PDF format
05/03/2006 -- Florida Limited Liability	View image in PDF format

Property Record Card



Parcel: **19-21-31-514-0000-0010**
 Property Address: **7111 RED BUG LAKE RD OVIEDO, FL 32765**
 Owners: **CWS-OVIEDO DEV LLC**
 2025 Market Value \$683,464 Assessed Value \$683,464
 2024 Tax Bill \$9,048.26
 Vac Comm W/ Site Improvements property has a lot size of 0.89 Acres

Parcel Location



Site View

Parcel Information

Parcel	19-21-31-514-0000-0010
Property Address	
Mailing Address	2801 W FOUNTAIN BLVD TAMPA, FL 33609-4011
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$62,056	\$63,599
Land Value (Market)	\$621,408	\$621,408
Land Value Agriculture	\$0	\$0
Just/Market Value	\$683,464	\$685,007
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$683,464	\$685,007

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,048.26
Tax Bill Amount	\$9,048.26
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CWS-OVIEDO DEV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1
 GOLDENEYE POINT
 PB 75 PGS 79 & 80

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$683,464	\$0	\$683,464
Schools	\$683,464	\$0	\$683,464
FIRE	\$683,464	\$0	\$683,464
ROAD DISTRICT	\$683,464	\$0	\$683,464
SJWM(Saint Johns Water Management)	\$683,464	\$0	\$683,464

Sales

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

Land

Units	Rate	Assessed	Market
38,838 SF	\$16/SF	\$621,408	\$621,408

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 3 IN	2007	20166	\$61,708	\$35,482
POLE LIGHT 1 ARM	2007	1	\$1,854	\$1,854
POLE LIGHT 2 ARM	2007	1	\$3,605	\$3,605
POLE LIGHT 3 ARM	2007	1	\$5,665	\$5,665
POLE LIGHT 4 ARM	2007	2	\$15,450	\$15,450

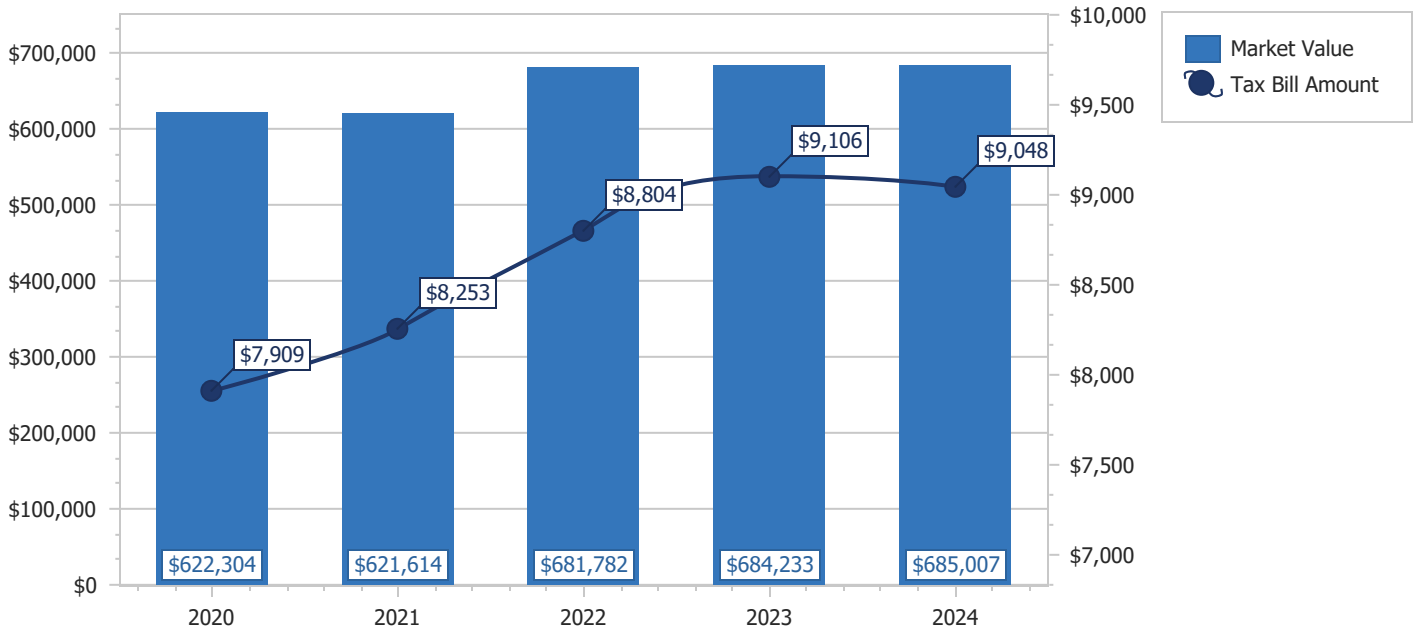
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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

School Districts	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 11/26/2024 1:08:20 PM
Project: 24-06000073
Credit Card Number: 37*****5011
Authorization Number: 261393
Transaction Number: 261124C1D-7F0F32E1-3DFC-4C0B-812A-8B18D944F3E6
Total Fees Paid: 2761.80

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	36.80
SITE PLAN	2725.00
Total Amount	2761.80

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

Comment Document – Initial Submittal

PROJECT NAME:	COFFEE SHOP - SITE PLAN	PROJ #: 24-06000073
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/26/24	
RELATED NAMES:	EP RYAN FALLIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-514-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE-THRU RESTAURANT ON 0.89 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF RED BUG LAKE RD AND MIKLER RD	
NO OF ACRES	0.89	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTHEAST CORNER OF RED BUG LAKE RD AND MIKLER RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRETT ANZ CWS-OVIEDO DEVELOPMENT LLC 8909 REGENTS PARK DR STE 420-2 TAMPA FL 33647 (214) 415-2378 BRETT.ANZ@TRADECORLLC.COM	RYAN FALLIN AVID GROUP, LLC 1337 S INTERNATIONAL PKWY STE TAMPA FL 33647 (727) 789-9500 RYAN.FALLIN@AVIDGROUP.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
5.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
6.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
7.	Environmental - Impact Analysis	No Agreement needed. However, Capacity will need to be purchased at the time of permitting. Please submit capacity needs to Becky Noggle 407-665-2143	Info Only
8.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
9.	Planning and Development	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and/or the Development Order (DO) as well as the Final Development Plan. On the horizontal control plan under the site data, please state that the site will be developed in accordance with the Development Order #20-20500028 and the Developer' Commitment Agreement # 11-20500018.	Unresolved
10.	Planning and	On the horizontal control plan, please provide the	Unresolved

	Development	maximum allowable F.A.R. and the proposed F.A.R. for the proposed development.	
11.	Planning and Development	Per the Developer's Commitment Agreement for the Golden Eye PD, operating hours shall be limited to hours between 6 a.m. and 2 a.m.; however, drive-thru facilities for fast casual restaurants shall be limited to the hours between 6 a.m. and 10 p.m. On the horizontal control plan, please provide the hours of operation.	Unresolved
12.	Planning and Development	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Unresolved
13.	Planning and Development	Per the Developer's Commitment Agreement for the Golden Eye PD, outdoor dining is limited to 11pm for Lot 1. On the horizontal control plan, if there is outdoor seating, please demonstrate the location of the outdoor seating area.	Unresolved
14.	Planning and Development	Signage shall be in accordance with the Lake Mary Boulevard Gateway Corridor Overlay Standards of the Seminole County Land Development Code, Section 30.1068. Please note that a separate building permit is required for all signage.	Info Only
15.	Planning and Development	Please note that the site plan will need to maintain the performance standards, for example, the applicant will need to maintain the noise level for the site. Sound attenuation may be achieved through creative site design such as locating the drive-thru speaker box between buildings, and/or providing additional landscaping around the drive-thru land and speaker box. On the horizontal control plan, please show the location of the drive-thru speaker box and provide additional landscaping around the drive-thru speaker box to alleviate the sound from the speaker box.	Unresolved
16.	Planning and Development	On the horizontal control plan, please show the location of the required pick up window for call ahead orders.	Unresolved
17.	Planning and Development	Please move the site data from the coversheet to the horizontal control plan.	Unresolved
18.	Planning and Development	On the coversheet, please provide the legal description.	Unresolved
19.	Planning and Development	Signage: Building frontage follows the property address. All parcels in the Goldeneye PD front Red Bug Lake Rd. Building frontage is used to determine sign copy area. On the horizontal control plan, please show the location of the	Unresolved

		sign.	
20.	Planning and Development	On the horizontal control plan under the site data, please provide the required open space and proposed open space and state what will be counted toward open space. In order for the areas on the commercial site to be counted toward open space, the Applicant must show a bench or a picnic table in the area of open space.	Unresolved
21.	Planning and Development	Please revise the off-street parking requirements to the updated parking code for food and beverage (free-standing) - 5 spaces / 1,000 sq. ft.	Unresolved
22.	Planning and Development	On the horizontal control plan, please show where the mechanical units will be located on site and demonstrate how they will be screened from the surrounding right of ways.	Unresolved
23.	Planning and Development	If there is site lighting that is being proposed on site a photometric plan will be required to be submitted during site plan review. Please refer to Sec. 30.15.1 for the site lighting requirements.	Unresolved
24.	Planning and Development	On the irrigation plan, please provide the radius of throw and the location of the backflow preventer on site.	Unresolved
25.	Planning and Development	On the landscape plan, please provide a table with the total number and percentage of landscape that are low water usage and the total number and percentage of landscaping that are high water usage.	Unresolved
26.	Planning and Development	On the site plan sheet, please provide building setback dimensions from all parcel boundaries.	Unresolved
27.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
28.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
29.	Public Safety - Addressing	(Development Name) Please clarify the intended name of the site will be "Coffee Shop @ 7111 Red Bug Lake Road". Will this facility name be on a monument sign? The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one	Unresolved

		(1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)	
30.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(Florida Statute 177.051)	Info Only
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the vacant property, parcel 19-21-31-514-0000-0010 is 7111 Red Bug Lake RD, Oviedo, FL 32765. The address will be released upon the issuance of a building permit.	Info Only
32.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
33.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided,	Unresolved

		they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
34.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use as it is a small high trip generator project. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. Contact Arturo Perez, PE at 407-665-5716, or aperez07@seminolecountyfl.gov to discuss the methodology.	Unresolved
35.	Environmental Services	On Sheet 9.0: Utility Plan, please update all fire hydrant callouts to specify them as public fire hydrants such as "existing public fire hydrant". Both within the plan view and within the fire hydrant distances detail.	Unresolved
36.	Environmental Services	On Sheet 9.0: Utility Plan, please callout the 15' wide utility easement (dedicated to Seminole County PB 75, PG 79). I see the linework is there but please provide a callout for it.	Unresolved
37.	Environmental Services	On Sheet 1.0: Cover Sheet, please update our contact information for water/sewer to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 WEST LAKE MARY BLVD SANFORD, FL 32773 UTILITIES ENGINEERING PHONE: (407) 665-2024	Unresolved
38.	Environmental Services	On Sheet 16.0: Utility Details, please add the following standard details (SDs): SD 104, SD 207, SD 208, and SD 301. Please remove SD 308.	Unresolved
39.	Environmental Services	On Sheet 9.0: Utility Plan, it's my understanding that there is an existing 1-1/2" water meter and 1-1/2" rpbfp but the plan calls out installing a proposed 2" water meter/rpbfp. Is the proposal to remove and replace the existing 1-1/2" water meter/rpbfp? If so, please update the callout accordingly such as "remove/replace existing 1-1/2" water meter/rpbfp with proposed 2" water meter/rpbfp".	Unresolved
40.	Environmental	On Sheet 9.0: Utility Plan, please provide inverts for each	

	Services	cleanout. Also please note that the minimum slope allowed for commercial single sanitary sewer laterals is 1% (the section with 0.55% slope would not be acceptable). Please revise accordingly.	
41.	Environmental Services	On Sheet 9.0: Utility Plan, please specify material of the 3/4" water service for the hose bib. Will this be PE as well?	Unresolved
42.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "CA Stone 2007" file in the Resources folder on eplan for reference.	Info Only

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

43.	Public Safety - Fire Marshal	Truck appears to run over curb in this area. Please revise.	005 C5 HORIZONTAL CONTROL PLAN.pdf	Unresolved
44.	Planning and Development	Please provide the length of the covered patio.	005 C5 HORIZONTAL CONTROL PLAN.pdf	Unresolved
45.	Planning and Development	The percentages provided do not add up to 100% please revise.	001 C1 COVER SHEET.pdf	Unresolved
46.	Planning and Development	The pervious and impervious areas so not add up to the total site area.	001 C1 COVER SHEET.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Approved	Maya Athanas
Public Safety - Addressing	Corrections Required	Amy Curtis 47-665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	<u>Comments will be under separate cover.</u>	
Public Works - Impact Analysis	Corrections Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle
Natural Resources	Approved	Sarah Harttung
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/19/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, William, Matthew, Amy, James
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-

construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1636

Title:

TERRACINA - PRE-APPLICATION

Project Number: 24-80000136

Project Description: Proposed Site Plan for 3 drive-thru restaurants or a multi-family residential development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46, and Bernini Way

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

Parcel ID: 30-19-30-300-002P-0000+

BCC District: 5-Herr

Applicant: David Stokes (407) 629-8330

Consultant: N/A



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

PROJ. #: 24-80000136
Received: 12/5/24
Paid: 12/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Terracina	
PARCEL ID #(S): 30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40	
TOTAL ACREAGE: 3.53	BCC DISTRICT: 5: Herr
ZONING: PD	FUTURE LAND USE: HIPTI & PD

APPLICANT

NAME: David A. Stokes, P.E.	COMPANY: Madden, Moorhead & Stokes, LLC
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	EMAIL: Send eplan invite to: nicole@madden-eng.com

CONSULTANT

NAME: Same as Applicant	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>We wish to discuss uses of drive thru restaurants or multi family housing in accordance with the Live Local Act.</u>				

STAFF USE ONLY

COMMENTS DUE: 12/13	COM DOC DUE: 12/19	DRC MEETING: 1/8
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD/HIPTI	LOCATION: on the north side of SR 46, west of International Parkway
W/S: Seminole County	BCC: 5: HERR	



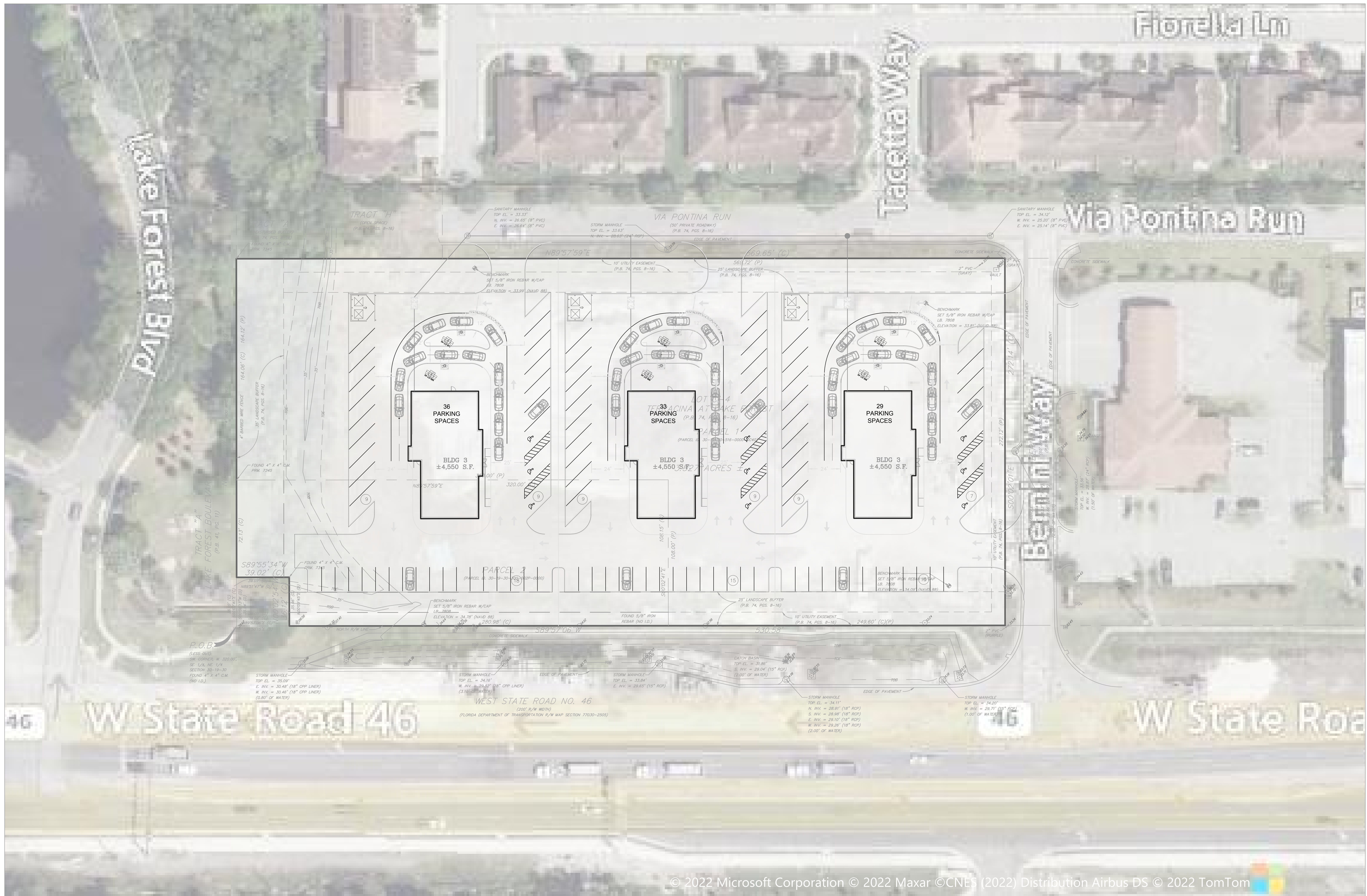
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

12/5/2024

RE: Terracina
30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40
3.53 acres

Reason for Pre-application Meeting: We wish to discuss uses of drive-thru restaurants or multi-family housing in accordance with the Live Local Act. At this time, we only have a concept plan for the proposed drive-thru restaurants and do not currently have a concept plan for the possible multi-family use.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com



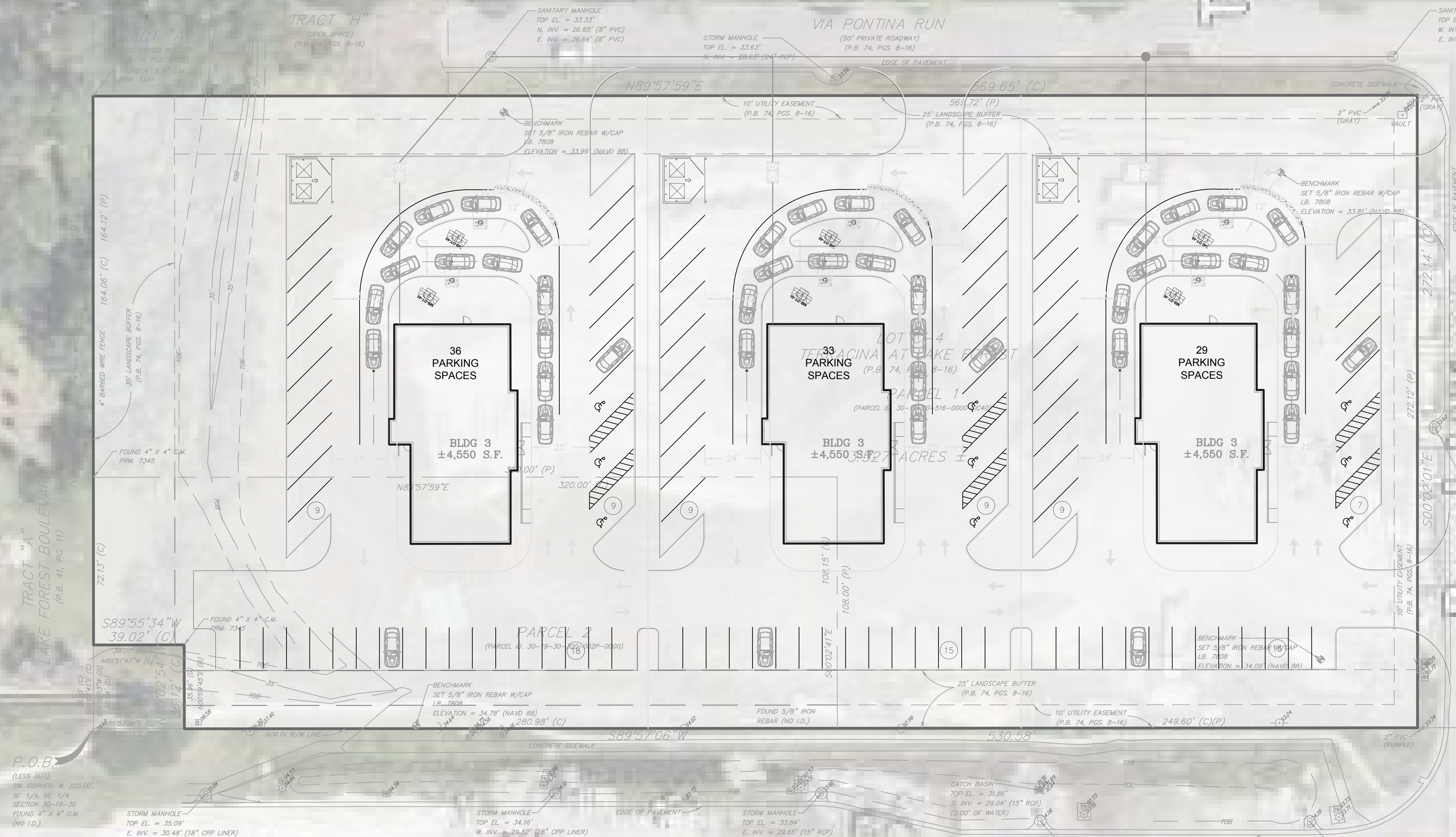
Lake Forest Blvd

Tacetta Way

Via Pontina Run

Fiorella Ln

W State Road 46





Property Record Card



Parcel: **30-19-30-516-0000-0C40**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2025 Market Value \$1,764,064 Assessed Value \$1,764,064
 2024 Tax Bill \$23,301.52
 Vac General-Commercial property has a lot size of 2.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-516-0000-0C40
Property Address	
Mailing Address	377 MAITLAND AVE STE 1001 ALTAMONTE SPG, FL 32701-5460
Subdivision	TERRACINA AT LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,764,064	\$1,764,064
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,764,064	\$1,764,064
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,764,064	\$1,764,064

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$23,301.52
Tax Bill Amount	\$23,301.52
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,764,064	\$0	\$1,764,064
Schools	\$1,764,064	\$0	\$1,764,064
FIRE	\$1,764,064	\$0	\$1,764,064
ROAD DISTRICT	\$1,764,064	\$0	\$1,764,064
SJWM(Saint Johns Water Management)	\$1,764,064	\$0	\$1,764,064

Sales

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

Land

Units	Rate	Assessed	Market
120,661 SF	\$14.62/SF	\$1,764,064	\$1,764,064

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

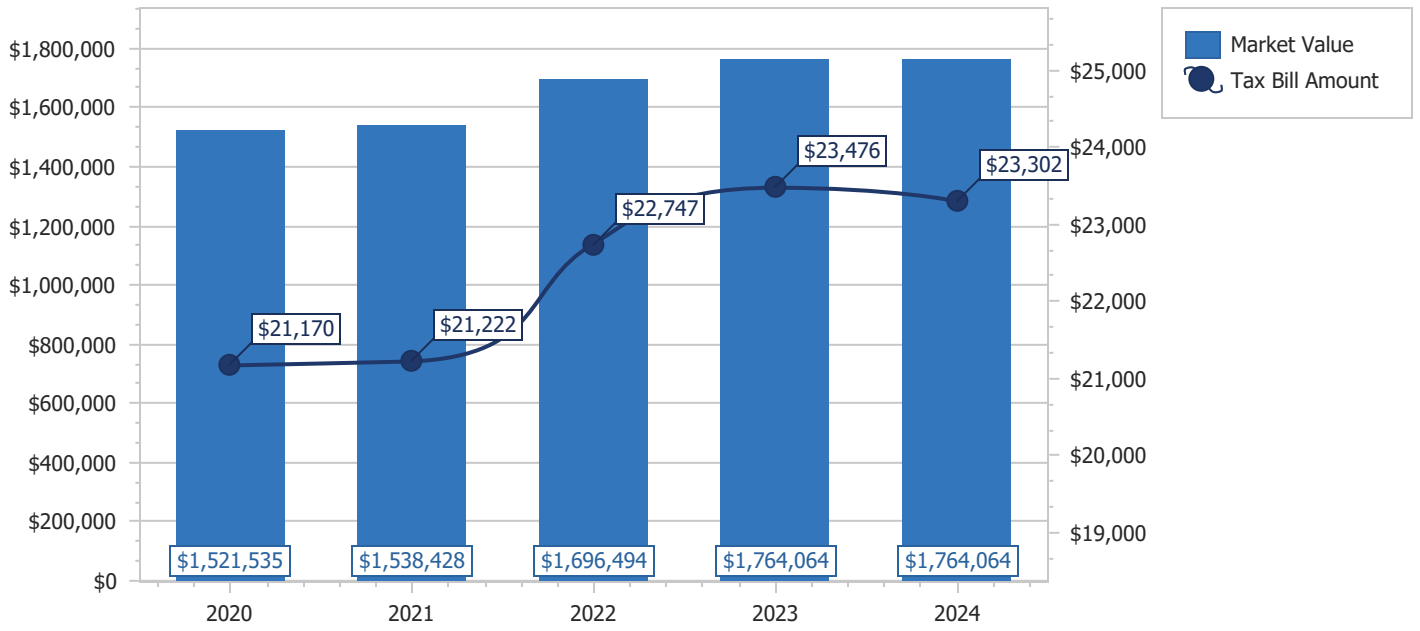
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

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

Property Value History



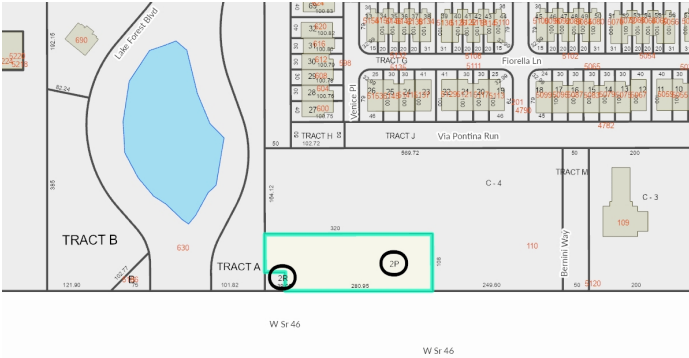
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **30-19-30-300-002P-0000**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2025 Market Value \$145,080 Assessed Value \$145,080
 2024 Tax Bill \$1,916.36
 Vac General-Commercial property has a lot size of 0.76 Acres

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-300-002P-0000
Property Address	
Mailing Address	377 MAITLAND AVE STE 1001 ALTAMONTE SPG, FL 32701-5460
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$145,080	\$145,080
Land Value Agriculture	\$0	\$0
Just/Market Value	\$145,080	\$145,080
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$145,080	\$145,080

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,916.36
Tax Bill Amount	\$1,916.36
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$145,080	\$0	\$145,080
Schools	\$145,080	\$0	\$145,080
FIRE	\$145,080	\$0	\$145,080
ROAD DISTRICT	\$145,080	\$0	\$145,080
SJWM(Saint Johns Water Management)	\$145,080	\$0	\$145,080

Sales

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

Land

Units	Rate	Assessed	Market
33,444 SF	\$14.46/SF	\$145,080	\$145,080

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

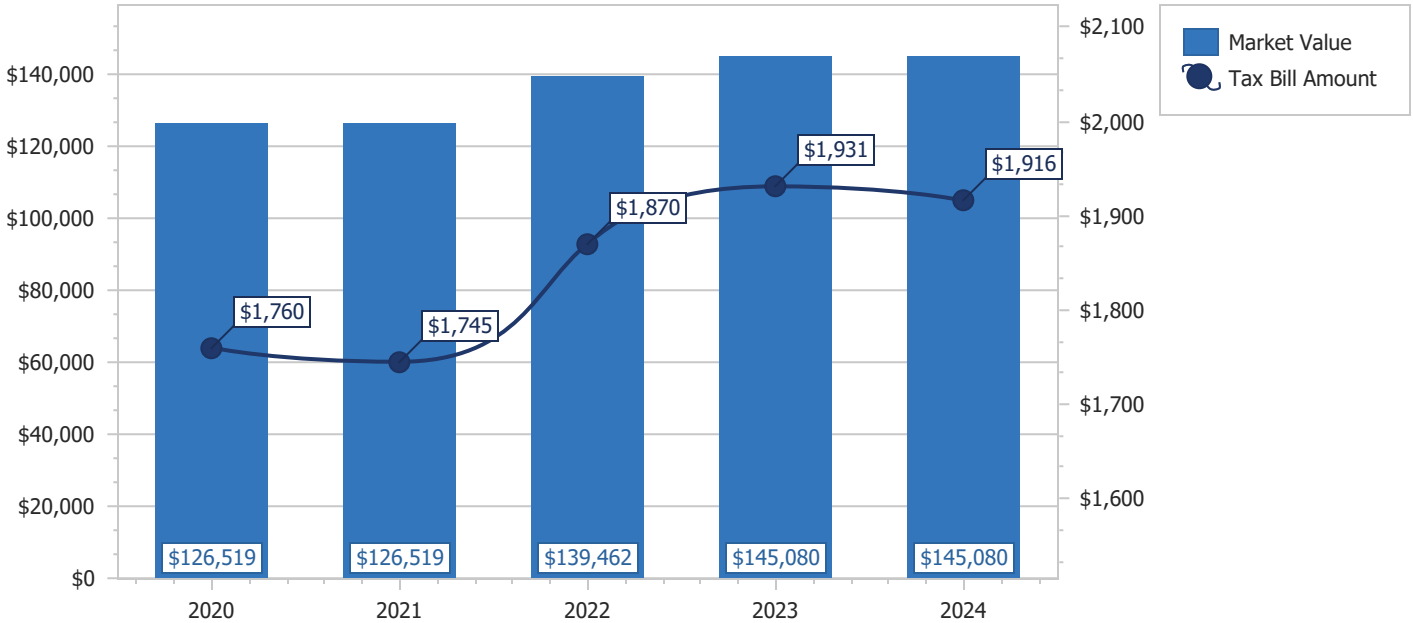
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

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

Property Value History



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

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

Receipt Details

Date: 12/6/2024 8:58:58 AM
Project: 24-80000136
Credit Card Number: 55*****9433
Authorization Number: 045305
Transaction Number: 061224013-62808172-C784-4038-AB2A-9CD8C54BC3DB
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

PROJECT NAME:	TERRACINA - PRE-APPLICATION	PROJ #: 24-80000136
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/05/24	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-002P-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 3 DRIVE-THRU RESTAURANTS OR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, WEST OF INTERNATIONAL PARKWAY	
NO OF ACRES	3.53	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF INTERNATIONAL PARKWAY	
FUTURE LAND USE-	HIPTI/PD	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	N/A	

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

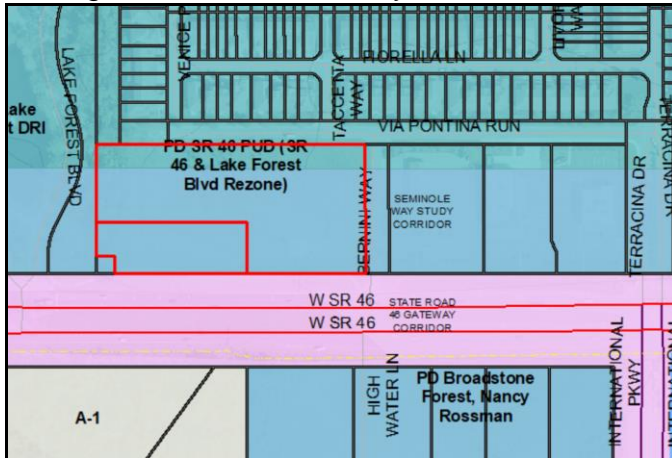
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

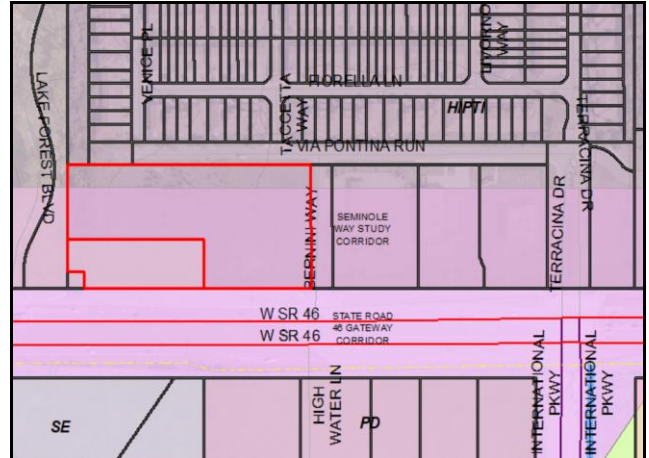
- The subject site has a Planned Development and Higher Intensity Planned Development – Target Industries Future Land Use with PD (Planned Development) zoning that allows drive-thru restaurant facilities.
- The subject site has a Planned Development (PD) zoning designation, and the request to use the Live Local Act administrative procedure to put a multifamily affordable housing development on the Terracina property cannot be granted as per the statute. Please see comment number 23 for further explanation.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning and Corridor Overlays



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per the Developer's Commitment Agreement for the underlying Planned Development, the south buffer along SR 46 must conform to the requirements of the STATE ROAD 46 GATEWAY CORRIDOR OVERLAY. Please see 30.10.11.4 Required corridor landscaped buffer and buffer requirements. For buffering requirements.	Info Only
2.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line.	Info Only
3.	Buffers and CPTED	Per 30.10.11.5 Parking areas. Parking lots shall be designed and landscaped according to this section.	Info Only
4.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
6.	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
7.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. Standard comment, no action required	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. Standard comment, no action required	Info Only
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Standard comment, no action required	Info Only
11.	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

		Standard comment, no action required	
12.	Comprehensive Planning	The subject property is in the High Tech Corridor. Per the Seminole County Comprehensive Plan, Policy FLU 4.5.4 Interstate 4 High Tech Corridor: The County shall encourage the growth of high tech industries in the Higher Intensity Planned Development - Target Industry designation in keeping with efforts of economic development agencies such as Enterprise Florida and the Florida High Tech Corridor Council, which have designated the segment of Interstate 4 from Tampa to Volusia County as the "I-4 High Tech Corridor"	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of State Road 46.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Via Pontina Run.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. The nearest connection point is an 8" PVC reclaim main running along the west side of Bernini Way.	Info Only
16.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
17.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	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
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners,	Info Only

		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)	
22.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable 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/</p>	Info Only
23.	Planning and Development	<p>Per Pursuant to Section 125.01055(7)(a), F.S. (Live Local Act), “a county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004.” PD zoning is not mentioned in the statute. It is very clear that this provision only applies to commercial, industrial and mixed use zoning districts. Thus, the request to use the Live Local Act administrative procedure to put a multifamily affordable housing development on the Terracina property cannot be granted as per the statute. The applicant will have to submit an application to amend the PD and follow the County’s public hearing process for PDs.</p> <p>Further, pursuant to Section 30.8.5.1 of the Seminole County Land Development Code, PD rezonings are required to be conditioned upon a master development plan and a written development order. The PD development order is a written agreement with the developer that sets forth the terms and conditions for development of the property. The Florida Constitution prohibits statutes from impairing obligations of contracts. Thus, the Live Local Act cannot be interpreted as applying to</p>	Info Only

		Seminole County's PD zoning district.	
24.	Planning and Development	On July 23, 2024, the Seminole County Board of County Commissioners approved to Opt-out of the missing middle property tax exemption.	Info Only
25.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
26.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the drive-thru facilities are: Food and Beverage (free-standing) - 5 spaces / 1,000 sq. ft.	Info Only
27.	Planning and Development	The maximum Floor Area Ratio (F.A.R.) for the commercial lots is 0.35.	Info Only
28.	Planning and Development	The maximum building height for the commercial and residential lots is thirty-five (35) feet.	Info Only
29.	Planning and Development	Based on the SR 46/Lake Forest Boulevard Townhome Developer's Commitment Agreement (DCA), the building setbacks for the commercial lots are as follows: Fifty (50) foot, Front Yard, Twenty-five (25) foot, Rear yard, Zero (0) foot, Side Yard.	Info Only
30.	Planning and Development	The proposed use of drive-thru facility is permitted in the SR 46/Lake Forest Townhome Planned Development (PD), which is allowed in the C-1 (Retail Commercial) zoning designation.	Info Only
31.	Planning and Development	The proposed drive-thru project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
32.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the proposed drive-thru development are: Food and Beverage (free-standing), 5 spaces / 1,000 sq. ft.	Info Only
33.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per	Info Only

		section 18.3 and 18.4 of NFPA 1.	
36.	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
37.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" 	Info Only
38.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft.	Info Only

		8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	
39.	Public Works - Engineering	<p>The proposed project consists of two parcels (Parcel Number: 30-19-30-516-0000-0C40 and Parcel Number: 30-19-30-300-002P-0000). Parcel Number: 30-19-30-516-0000-0C40 (2.77 acres) is part of the Terracina at Lake Forest Planned Development (PD), while Parcel Number: 30-19-30-300-002P-0000 (0.76 acres) is not part of the above referenced development, but rather, an outparcel.</p> <p>Based on the FEMA FIRM Map (Flood Map12117C0065F, effective on 9/28/2007), approximately 90% of the Parcel Number: 30-19-30-516-0000-0C40 is located in the floodplain (Zone A - Special Flood Hazard Area without Base Flood Elevation). It appears, however, that the floodplain area for this parcel has been removed through a Letter of Map Revision (LOMR) as part of the Terracina at Lake Forest Planned Development. The applicant will have to provide the recorded LOMR at Final Engineering.</p> <p>Based on the FEMA FIRM Map (Flood Map12117C0065F, effective on 9/28/2007), approximately 25% of the Parcel Number: 30-19-30-300-002P-0000 is located in the floodplain (Zone A - Special Flood Hazard Area without Base Flood Elevation). The applicant will have to submit a LOMR request to FEMA and Seminole County prior to Final Engineering, in order to remove the floodplain designation.</p> <p>There are no wetlands designated area on the site for both parcels.</p>	Info Only
40.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
41.	Public Works - Engineering	<p>Based on the USDA Web Soil Survey, Parcel Number: 30-19-30-300-002P-0000 has predominantly Basinger, Samsula, and Hontoon Soils, Depressional (100%), Map Unit Symbol 10.</p> <p>Basinger, Samsula, and Hontoon Soils (Depressional) are classified by the USDA as "Very Poorly Drained" soils.</p> <p>Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0</p>	Info Only

		<p>inches and designates the Hydrologic Soil Group as A/D.</p> <p>Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D.</p> <p>Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be about 0 inches and designates the Hydrologic Soil Group as A/D.</p> <p>Minor Components (Eaugallie, Smyrna, Myakka, Felda, and St. Johns) constitute 12% of the Map Unit Composition.</p>	
42.	Public Works - Engineering	<p>Based on the available one (1) foot contours, the topography of the Parcel Number: 30-19-30-516-0000-0C40 appears to be relatively flat (approximately at ground elevation of 31.0 feet), with a few higher spots on the south and west side (approximately at ground elevation of 32.0 feet).</p> <p>Based on the available one (1) foot contours, the topography of the Parcel Number: 30-19-30-300-002P-0000 appears to slope from south / southwest to north. The highest ground elevation appears to be 39.0 feet (southwest corner) / 35.0 feet (southern boundary line) and the lowest 31.0 feet (northern boundary line).</p>	Info Only
43.	Public Works - Engineering	<p>A SJRWMD Environmental Resource Permit (ERP) has been issued for Terracina at Lake Forest Planned Development (Hattaway Properties at S.R. 46) on 10/11/2005 (Permit Number: 96019-1), that includes Parcel Number: 30-19-30-516-0000-0C40. A modification of this ERP (Permit Number: 96019-2) has been issued by SJRWMD for Northridge Meadow on 8/7/2007. Finally, a modification to the ERP (Permit Number: 96019-8) has been issued by SJRWMD for Terracina at Lake Forest on 2/18/2014. This modification transferred the operation and maintenance of the ERP to the Terracina at Lake Forest Owners' Association, Inc. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP). Parcel Number: 30-19-30-300-002P-0000 is not part of the Terracina at Lake Forest</p>	Info Only

		<p>Planned Development and has not been previously permitted by Seminole County or SJRWMD. The existing stormwater conveyance system to Lockhart-Smith Canal in this particular area has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. There is, however, an existing Stormwater Conveyance System along the north side of West State Road 46 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	
44.	Public Works - Engineering	<p>A pedestrian traffic connectivity between the three (3) proposed businesses, as well as between these businesses and the existing businesses and residential development which are part of the Terracina at Lake Forest Planned Development, will be required. Currently, there is no pedestrian concrete sidewalk along Bernini Way and Via Pontina Run (west of Bernini Way). Terracina at Lake Forest residential development shall be connected to West State Road 46 for pedestrian traffic, from Taccetta Way, through Via Pontina Run and Bernini Way, to West S.R. 46. A pedestrian traffic connectivity to the three (3) proposed businesses from West State Road 46 (there is an existing pedestrian concrete sidewalk along the north side of the road) will also be required.</p>	Info Only
45.	Public Works - Engineering	<p>A SJRWMD Environmental Resource Permit (ERP) has been issued for Terracina at Lake Forest</p>	Info Only

		<p>Planned Development (Hattaway Properties at S.R. 46) on 10/11/2005 (Permit Number: 96019-1), that includes Parcel Number: 30-19-30-516-0000-0C40. A modification of this ERP (Permit Number: 96019-2) has been issued by SJRWMD for Northridge Meadow on 8/7/2007. Finally, a modification to the ERP (Permit Number: 96019-8) has been issued by SJRWMD for Terracina at Lake Forest on 2/18/2014. This modification transferred the operation and maintenance of the ERP to the Terracina at Lake Forest Owners' Association, Inc. Any proposed increase in the impervious area from the already approved PD will require modification of the existing SJRWMD Environmental Resource Permit (ERP).</p> <p>Parcel Number: 30-19-30-300-002P-0000 is not part of the Terracina at Lake Forest Planned Development and has not been previously permitted by Seminole County or SJRWMD. The existing stormwater conveyance system to Lockhart-Smith Canal in this particular area has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. There is, however, an existing Stormwater Conveyance System along the north side of West State Road 46 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p>	
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		A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
46.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
47.	Public Works - Engineering	It appears that the applicant is proposing four (4) access points to the development; two (2) off Bernini Way (eastern boundary line) and two (2) off Via Pontina Run (northern boundary line). No access points have been proposed off West State Road 46. Both, Bernini Way and Via Pontina Run are privately owned and maintained roads, and are part of the Terracina at Lake Forest Planned Development. Both roads represent an urban section roadway (approximately 20-foot wide pavement, curb and gutter, but no pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections); however, the pavement condition of Bernini Way appears to be severely deteriorated and may require resurfacing. West State Road 46 is owned and maintained by the State of Florida Department of Transportation (FDOT) and is functionally classified as Urban Principal Arterial Road. A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on the three (3) access roads, Bernini Way, Via Pontina Run, and West State Road 46. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Arterial Roads is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Considering that the southern entrance to the all three new businesses off Bernini Way is only 80 feet from the most northern westbound travel lane along West State Road 46 (Urban Principal Arterial), Bernini Way is very narrow road (20 feet wide / 10 feet travel lanes), and accessing the new businesses will require exclusively left turn movements for all vehicles, Seminole County will not support this access point. Driveways on opposite sides on any	Info Only

		<p>undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
48.	Public Works - Engineering	<p>Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required</p>	Info Only

		<p>sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk.</p> <p>Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.</p>	
49.	Public Works – Engineering	<p>A pedestrian traffic connectivity between the three (3) proposed businesses, as well as between these businesses and the existing businesses and residential development which are part of the Terracina at Lake Forest Planned Development, will be required. Currently, there is no pedestrian concrete sidewalk along Bernini Way and Via Pontina Run (west of Bernini Way). Terracina at Lake Forest residential development shall be connected to West State Road 46 for pedestrian traffic, from Taccetta Way, through Via Pontina Run and Bernini Way, to West S.R. 46.</p> <p>A pedestrian traffic connectivity to the three (3) proposed businesses from West State Road 46 (there is an existing pedestrian concrete sidewalk along the north side of the road) will also be required.</p>	Info Only
50.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) will be required for the fast food restaurant use, and possibly for the multifamily use if the use generates more than 50 peak hour trips. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final</p>	Info Only

		engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@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	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org