



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 12, 2025

9:00 AM

Room 3024 and Hybrid

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) SEMINOLE CROSSING WEST AT SR 46 - PD FINAL DEVELOPMENT PLAN

[2025-1035](#)

Project Number: 25-20500014

Project Description: Proposed PD Final Development Plan for commercial development on 5.17 acres in the PD Zoning District located on the north side of W SR 46, east of Hickman Drive

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

Parcel ID: 29-19-30-300-0020-0000

BCC District: 5-Herr

Applicant: Bryan Schultz (813) 760-2621

Consultant: Ronald Henson (407) 468-4104

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

9:20AM (IN PERSON) COMMERCIAL DEVELOPMENT SR 46 & HENDERSON [2025-1040](#)**- PRE-APPLICATION****Project Number:** 25-80000117**Project Description:** Proposed Rezone from A-1 to C-3 and Site Plan for a quick service restaurant, coffee shop and self-storage facility on 4.33 acres located on the northwest corner of W SR 46 and Henderson Lane**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 30-19-30-514-0000-0020**BCC District:** 5-Herr**Applicant:** Julie Farr (407) 927-9427**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) MIXED RETAIL - PRE-APPLICATION**[2025-1038](#)**Project Number:** 25-80000114**Project Description:** Proposed Subdivision Site Plan for a 4 lot mixed retail development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46 and Bernini Way**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-516-0000-0C40+**BCC District:** 5-Herr**Applicant:** Mohamed Bahr (703) 624-3333**Consultant:** Evan Futch (407) 248-0505**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****THE PICKLR - SPECIAL EXCEPTION**[2025-1034](#)**Project Number:** 25-32000013**Project Description:** Proposed Special Exception to serve alcoholic beverages at an indoor pickleball facility on 10.22 acres in the PD Zoning District located on the west side of S Hunt Club Boulevard, north of E SR 436**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016G-0000**BCC District:** 3-Constantine**Applicant:** Mo Khalil (407) 375-4643**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

MAGNOLIA TOWNS - PRE-APPLICATION**[2025-1036](#)****Project Number:** 25-80000113**Project Description:** Proposed Rezone from R-1 to R-3 for a 14-unit townhome development on 1.44 acres located on the east side of Marker Street and S

Ronald Reagan Boulevard

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-0610-0000**BCC District:** 4-Lockhart**Applicant:** Raquel Guerra (407) 9221-0773**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PARADISE LAWNS & LANDSCAPING INC - PRE-APPLICATION****[2025-1037](#)****Project Number:** 25-80000115**Project Description:** Proposed Special Exception for a landscape contractor and nursery on 6.69 acres in the A-1 Zoning District located on the south side of W SR 46, east of Glade View Drive**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0270-0000+**BCC District:** 5-Herr**Applicant:** Eric Olseen (321) 848-8481**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ALAFAYA RESIDENTIAL - PRE-APPLICATION****[2025-1039](#)****Project Number:** 25-80000116**Project Description:** Proposed Rezone from R-1AA to R-1 and Subdivision for three single-family residential lots on 1.14 acres located on the west side of Alafaya Trail, south of Beasley Road**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 27-21-31-505-0000-011C**BCC District:** 1-Dallari**Applicant:** Stephen Ratcliff (407) 496-5784**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1035

Title:

9:00AM (IN PERSON) SEMINOLE CROSSING WEST AT SR 46 - PD FINAL DEVELOPMENT PLAN

Project Number: 25-20500014

Project Description: Proposed PD Final Development Plan for commercial development on 5.17 acres in the PD Zoning District located on the north side of W SR 46, east of Hickman Drive

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

Parcel ID: 29-19-30-300-0020-0000

BCC District: 5-Herr

Applicant: Bryan Schultz (813) 760-2621

Consultant: Ronald Henson (407) 468-4104



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

PROJ. #: **25-20500014**

RECEIVED AND PAID 09/09/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Seminole Crossing West at SR 46		
PARCEL ID #(S):	29-19-30-300-0020-0000		
LOCATION:	North side of SR 46 between Hickman Drive & Rinehart Road		
EXISTING USE(S):	Vacant, undeveloped land	PROPOSED USE(S):	Commercial subdivision
TOTAL ACREAGE:	5.178 Acres	BCC DISTRICT:	5: Herr
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
CURRENT ZONING:	PD	PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE:	HIPTI	PROPOSED FUTURE LAND USE:	HIPTI

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Bryan Schultz	COMPANY:	Sanford West 46 LLC
ADDRESS:	6414 Montclair Bluff Lane		
CITY:	Windermere	STATE:	FL
		ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Ronald Henson II, P.E.	COMPANY:	Ronald Henson II, P.E., LLC
ADDRESS:	1528 Rockwell Heights Drive		
CITY:	Deland	STATE:	FL
		ZIP:	32724
PHONE:	(407) 468-4104	EMAIL:	rmhenson2nd@outlook.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Sanford West 46 LLC		
ADDRESS:	6414 Montclair Bluff Lane		
CITY:	Windermere	STATE:	FL
		ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

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

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

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

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

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

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

09/10/2025

DATE

PD REZONE REVIEW CRITERIA

In accordance with Seminole County Land Development Code (SCLDC) Sec. 30.8.5.3 Review Criteria, the Applicant must demonstrate compliance with the review criteria below:

Per 30.8.5.3 Review Criteria – Please provide a narrative explaining how the proposed project meets the following review criteria:

- (a) Comprehensive Plan Consistency. In approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.
- (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following.
 - (1) Natural resource preservation.
 - (2) Crime Prevention (CPTED).
 - (3) Neighborhood/community amenities.
 - (4) Provision of affordable or workforce housing.
 - (5) Reduction in vehicle miles traveled per household.
 - (6) Transit-oriented development
 - (7) Provision of new multimodal connectivity.
 - (8) Innovation in water or energy conservation.
 - (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.
- (c) In addition, any proposed development under the PD ordinance must address the following goals:
 - (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
 - (2) Minimize transportation impacts through design elements, which may include but are not limited to - multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.
- (d) The PD application shall include a narrative addressing the following:
 - (1) How the proposed development addresses the goals of the Comprehensive Plan?
 - (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district?
 - (3) How the proposed development provides an innovative approach to land development?
 - (4) Provide a description of benefits to the County that cannot be achieved under the existing provisions of this Code.

- (e) Residential PD Design Standards:
 - (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.
 - (2) Front-facing garage doors must be set back a minimum of twenty (20) feet.
 - (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.
 - (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.
- (f) Required Neighborhood Improvements:
 - (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:
 - a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.
 - b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.
 - c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.
 - d. Meet the standards of [Section 30.14.16](#), General provisions for all landscaped areas.
 - (2) Fifty (50) percent of pond frontage must be open to streets or community parks.
 - a. Where the pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.
 - b. Landscaped areas must comply with the provisions of [Section 30.14.16](#) (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).
- (g) Common Useable Open Space:
 - (1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards:
 - a. Minimum eight (8) percent of net buildable acreage utilized for open space.
 - b. Open Space may be provided in multiple locations; however, each location must be:
 - i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.
 - iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.

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, Bryan Schultz, Sanford W 46 LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0020-0000 hereby designates Ronald Henson II, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☒ Final Engineering
☒ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☒ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: PD Final Development Plan

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.

09/10/2025

Date


Property Owner's Signature

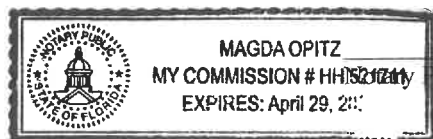
Bryan Schultz

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared BRYAN SCHULTZ (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 10 day of 9, 2025.




Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST
Bryan Schultz	Manager	Sanford West 46 LLC 6414 Montclair Bluff Ln, Windermere, FL 34786	100%

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date 09/10/2025


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 10 day of 9, 2025, by BRYAN SCHULTZ, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 29-19-30-300-0020-0000
 Property Address:
 Owners: **SANFORD W 46 LLC**
 2025 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163
 2024 Tax Bill \$26,195.60
 Vac General-Commercial property has a lot size of 5.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
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)	\$1,983,163	\$1,983,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,983,163	\$1,983,163
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	\$1,983,163	\$1,983,163

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$26,195.60
Tax Bill Amount	\$26,195.60
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE
(LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,983,163	\$0	\$1,983,163
Schools	\$1,983,163	\$0	\$1,983,163
FIRE	\$1,983,163	\$0	\$1,983,163
ROAD DISTRICT	\$1,983,163	\$0	\$1,983,163
SJWM(Saint Johns Water Management)	\$1,983,163	\$0	\$1,983,163

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

Land

Units	Rate	Assessed	Market
104,304 SF	\$19/SF	\$1,981,776	\$1,981,776
2.77 Acres	\$500/Acre	\$1,387	\$1,387

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

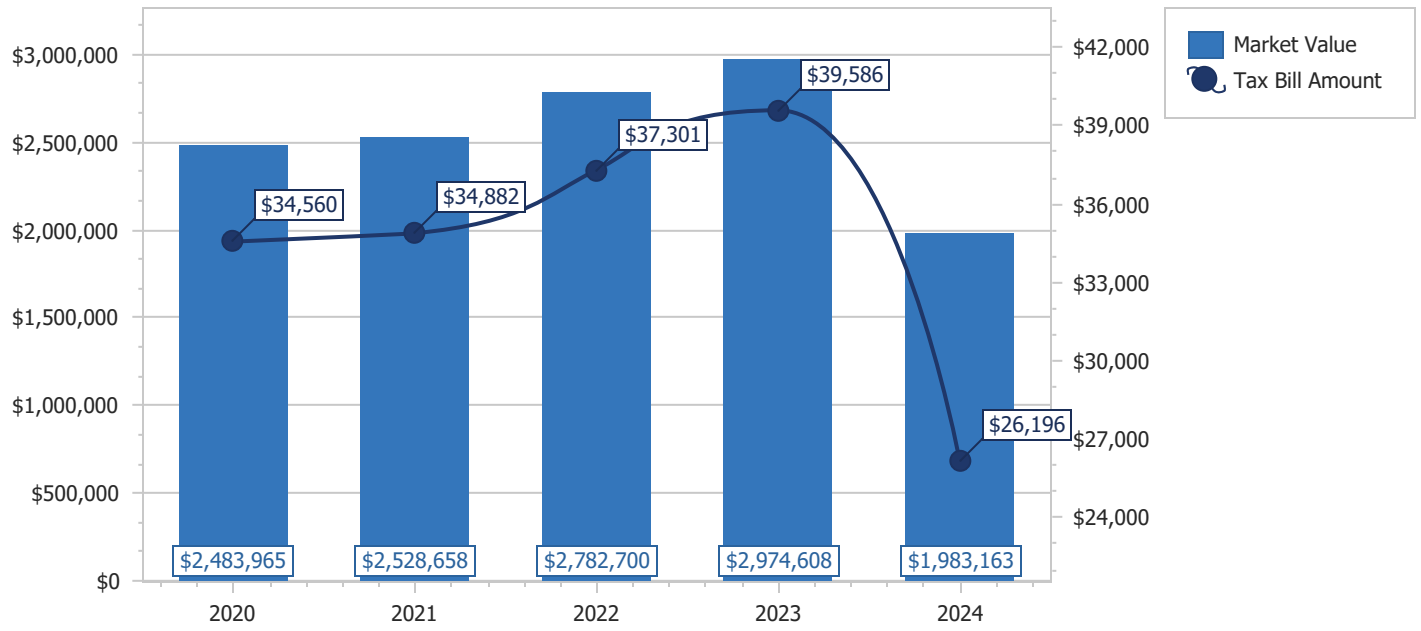
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 345
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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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SANFORD W 46 LLC

Filing Information

Document Number L24000202889
FEI/EIN Number 99-3567611
Date Filed 04/30/2024
Effective Date 04/30/2024
State FL
Status ACTIVE

Principal Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Mailing Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Registered Agent Name & Address

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Authorized Person(s) Detail

Name & Address

Title MGR

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Annual Reports

Report Year	Filed Date
2025	04/28/2025

Document Images

[04/28/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/30/2024 -- Florida Limited Liability](#)

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9/10/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:17:45
PROJ # 25-20500014 RECEIPT # 0252495
OWNER:
JOB ADDRESS: LOT #:

FINAL DEVEL PLAN PD 14	1000.00	1000.00	.00
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TOTAL FEES DUE.....:	<u>1000.00</u>
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AMOUNT RECEIVED.....:	<u>1000.00</u>
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002050	
CASH/CHECK AMOUNTS....:	1000.00	
COLLECTED FROM:	SANFORD W 46 LLC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE CROSSING WEST AT SR 46 - PD FINAL DEVELOPMENT PLAN	PROJ #: 25-20500014
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/10/25	
RELATED NAMES:	Z2025-020	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED FINAL DEVELOPMENT PLAN FOR A COMMERCIAL SUBDIVISION ON 5.178 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DRIVE	
NO OF ACRES	5.178	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DRIVE	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
BRYAN SCHULTZ SANFORD WEST 46 LLC 6414 MONTCLAIR BLUFF LN WINDERMERE FL 34786 (813) 760-2621 B.SCHULTZ@OCEANBLEUGROUP.COM		RONALD HENSON RONALD HENSON II, P.E., LLC 1528 ROCKWELL HEIGHTS DR DELAND FL 32724 (407) 468-4104 RMHENSON2ND@OUTLOOK.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffer and CPTED Annie Sillaway	In order to do a complete buffer analysis, please provide the following information: Net Buildable area for F.A.R. (Floor Area Ratio), Hours of Operation on the Final Development Plan.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southern portion of the property facing SR 46, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	On the final development plan sheet, provide a note that states, "Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13".	Unresolved
6.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED Annie Sillaway	Additional comments will be forthcoming once the Applicant has resubmitted.	Info Only
8.	Buffers and CPTED Annie Sillaway	The proposed development is required to provide a twenty-five (25) landscape buffer and show that it meets the SR 46 Gateway Corridor. On the landscape plan, please show the required landscaping along the portion of the site that faces SR 46. Per Sec. 30.10.11.4 Required corridor landscaped buffer and buffer requirements. (a) 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; provided, however, that the buffer width may be reduced to a minimum of fifteen (15) feet if the Planning	Unresolved

		Manager finds that the parcel is less than two hundred five (205) feet deep. (b) The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in Section 30.10.11.15 (a) <u>which are determined by the Planning Manager</u> to form a canopy along the corridor) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and about access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.	
9.	Building Division Phil Kersey	10/31/25: - Standard building permitting will apply. - Each structure, and separate structures will require a separate permit, example: each building, dumpster enclosure, fence/ gate system, signage, etc..	Info Only
10.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services James Van Alstine	On Sheet 1: Cover Sheet, please update the water/sewer contact information to the following: Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 Contact: Utilities Engineering Phone: (407) 665-2024	Unresolved
12.	Environmental Services James Van Alstine	On Sheet 2: PD Final Development Plan, please provide an addition to the site data (or a note) that states that Seminole County will be the water/sewer provider for this development.	Unresolved
13.	Natural Resources Sarah Harttung	A full tree survey will be required with final engineering submittal. Tree mitigation will be calculated at that time.	Info Only
14.	Planning and Development Annie Sillaway	Per condition N in the Development Order, the Developer is required to provide a drainage easement over the canal side slop with a fifteen (15) foot wide maintenance berm.	Unresolved
15.	Planning and Development Annie Sillaway	Please provide a boundary survey with topographic, wetlands, and flood area.	Unresolved
16.	Planning and	On the coversheet, please provide a scale on the	Unresolved

	Development Annie Sillaway	location map.	
17.	Planning and Development Annie Sillaway	On the coversheet, please revise "Final Site Plan" to state "Final Development Plan".	Unresolved
18.	Planning and Development Annie Sillaway	On the coversheet, please provide the utility providers and the parcel number.	Unresolved
19.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the total site area.	Unresolved
20.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the proposed uses for Lot 1 and Lot 2.	Unresolved
21.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please state the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R. net buildable calculation breakdown for Lot 1 and Lot 2. Net Buildable Definitions: The total number of acres within the boundary of development, excluding natural lakes and wetlands or flood prone areas since the proposed site is within the Urban Core Area. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Unresolved
22.	Planning and Development Annie Sillaway	Per condition O in the recoded development order, if phasing is being proposed, the Developer will be required to provide a phasing plan at the time of the Final Development Plan.. The phasing cannot be deferred to final engineering. Per Sec. 35.67 (b)(3) - Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may	Unresolved

		require such improvements to be in place upon completion of any phase of the development. Please provide phasing lines on the FDP, if phasing is being proposed.	
23.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please revise maximum allowable and proposed building heights for Lots 1 and 2. Per the recorded development order, the maximum allowable building height is thirty-five (35) feet.	Unresolved
24.	Planning and Development Annie Sillaway	Per condition M in the recorded development order, the Applicant is required to state a Property Association will be created to manage all common areas and facilities. Please provide a note on the FDP that all common areas and facilities will be maintained property association.	Unresolved
25.	Planning and Development Annie Sillaway	Per condition V in the recorded development order, at the time of the final development plan, a cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner: Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan. Please provide an executed cross access agreement between the two property owners.	Unresolved
26.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please revise the open space to provide the maximum open space and proposed open space.	Unresolved
27.	Planning and Development Annie Sillaway	On sheet 2, please provide the property dimension for the south boundary line that faces SR 46.	Unresolved
28.	Planning and Development Annie Sillaway	On sheet 2, please fully dimension Tract A.	Unresolved
29.	Planning and Development Annie Sillaway	On sheet 2 under the table for the "Future of Lot 1 Coverage Calculations" please revise to include the dry retention area within the title of the table.	Unresolved
30.	Planning and Development Annie Sillaway	On the landscape plan, please show that you are amenitizing the required open space areas. Per Sec. 30.14.2.2 Nonresidential Open Space. (a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources. (b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas	Unresolved

		providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. (c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association. (d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	
31.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states Utility lines will be designed to meet Seminole County requirements.	Unresolved
32.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
33.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "All project signage shall comply with the SR 46 Gateway Corridor Overlay and the Seminole County Land Development Code".	Unresolved
34.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development".	Unresolved
35.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states, "Sidewalks shall be in compliance with Seminole County Engineering Manual Sec. 1.10.5 - Sidewalks".	Unresolved
36.	Planning and Development Annie Sillaway	On sheet 2, please provide the location of the post-floodplain and the wetland delineations.	Unresolved

37.	Planning and Development Annie Sillaway	On sheet 2, please provide a note that states off-street parking stall size shall meet the minimum size of nine (9) feet by eighteen (18) feet.	Unresolved
38.	Planning and Development Annie Sillaway	On sheet 2 under the site data, please provide the hours of operation for Lot 1 and Lot 2. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours.	Unresolved
39.	Planning and Development Annie Sillaway	On sheet 2, provide a note on the plan that states Lot 1 and Lot 2 will meet the bicycle parking requirements per the Seminole County Land Development Code.	Unresolved
40.	Planning and Development Annie Sillaway	Additional comments may be generate based on the resubmittal.	Info Only
41.	Planning and Development Annie Sillaway	On the FDP, on each lot please show any existing or proposed easements.	Unresolved
42.	Planning and Development Annie Sillaway	On the FDP, please provide a tract table and describe the use ownership, maintenance, and size (sq. ft. and acreage) of Tract A.	Unresolved
43.	Planning and Development Annie Sillaway 11/2/25 12:40 PM	Comment If phasing is proposed, please provide a phasing line showing the different phases. Per Sec. 30.8.5.11 (b) (b)Phasing (1)Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan.(2)The purpose of a	Unresolved

		phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or amenities or portions thereof lie outside the phase.(3)Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.	
44.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
45.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
46.	Public Safety - Addressing Amy Curtis	(Development Name) Is "Seminole Crossing West SR 46" the name to be on the plat of record? Once you reply, we will know to move forward with reviewing the name and determine if it can be approved for use. If another name is proposed, please follow the next instructions. To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for	Info Only

		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)	
47.	Public Safety - Addressing Amy Curtis	On future Site Plan submittals for proposed lot 1 and proposed lot 2, there will be additional comments referencing requirements for each of the reviews. Please include the adjacent parcel numbers 29-19-30-300-005D-0000 (located to the west) and the adjacent parcel numbers 28-19-30-5NQ-0000-0010, 28-19-30-5NQ-0C00-0000, 28-19-30-5NQ-0D00-0000 & 28-19-30-5NQ-0A00-0000 (located to the east) and 29-19-30-5CO-0000-001A (located to the north). Do not include the subject parcel numbers since it will be platted and the parcel number will change.	Info Only
48.	Public Safety - Addressing Amy Curtis	On future Site Plan submittals for proposed lot 1 and proposed lot 2, please add the directional to W SR 46. PLEASE do not add the directional W to SR 46, on the final plat as a directional for a state road shall not be labeled on a plat. Please feel free to contact Amy Curtis 407-665-5191 or email addressing@seminolecountyfl.gov for any questions prior to the next resubmittal.	Info Only
49.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
51.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
52.	Public Safety -	"All the following items shall be acknowledged and	Info Only

	Fire Marshal Matthew Maywald	added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
53.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
54.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on site plan submittal.	Info Only
55.	Public Works - County Surveyor Raymond Phillips	Would not the retention be placed within a drainage easement or will lot 1 be responsible for the ownership and maintenance of the retention area?	Unresolved
56.	Public Works - Engineering Jim Potter	Provide a note on the plan stating that the development will meet Seminole County and SJRWMD drainage and water quality requirements.	Unresolved
57.	Public Works - Engineering Jim Potter	Note that the Tract A is primarily Compensating storage. While a wet pond for fill would be allowed, the use of the pond for retention / detention for the site would not be allowed. If additional compensation storage is required, the layout may have to be adjusted and lot 1 and lot 2 area may be lost.	Info Only

58.	Public Works - Engineering Jim Potter	Please remove the internal lot 1 and lot 2 accesses from the plans. The internal accesses are not required to be shown. The access to the east and SR 46 is required to be shown.	Unresolved
59.	Public Works - Engineering Jim Potter	Note that no more than 5000 cubic yards of net fill export from the site is allowed without a borrow pit permit.	Info Only
60.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Approved	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/6/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, James, Jim, Ray
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

Agenda Memorandum

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

File Number: 2025-1040

Title:

9:20AM (IN PERSON) COMMERCIAL DEVELOPMENT SR 46 & HENDERSON - PRE-APPLICATION

Project Number: 25-80000117

Project Description: Proposed Rezone from A-1 to C-3 and Site Plan for a quick service restaurant, coffee shop and self-storage facility on 4.33 acres located on the northwest corner of W SR 46 and Henderson Lane

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

Parcel ID: 30-19-30-514-0000-0020

BCC District: 5-Herr

Applicant: Julie Farr (407) 927-9427

Consultant: Robert Ziegenfuss (407) 271-8910



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

PROJ. #: 25-80000117
PM: HILARY
REC'D: 10/23/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Commercial Development SR 46 & Henderson

PARCEL ID #(S): 30-19-30-514-0000-0020

TOTAL ACREAGE: 4.33

BCC DISTRICT: District 5 - Andria Herr

ZONING: A-1

FUTURE LAND USE: COM

NAME: Julie Farr

COMPANY: Z Development Services

ADDRESS: 1201 E Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-927-9427

EMAIL: permits@zdevelopmentservices.com

NAME: Robert Ziegenfuss

COMPANY: Z Development Services

ADDRESS: 1201 E Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-271-8910 x501

EMAIL: bob@zdevelopmentservices.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed rezone from A1to C3 and construction of a 4,365 sf QSR, a 986 sf coffee shop and a 79,117 sf, 2 story, self-storage facility with associated site and utility work.

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

COMMENTS DUE: 10/31

COM DOC DUE: 11/06

DRC MEETING: 11/12/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: COM

LOCATION: on the northwest corner of SR 46 and Henderson Ln

W/S: SEMINOLE COUNTY UTILITIES

BCC: 5: HERR



October 23, 2025

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

RE: Commercial Development SR 46 & Henderson – Parcel 30-19-30-514-0000-0020

To Whom It May Concern,

We are proposing a new commercial development at the above referenced location. The project would include a rezone from A1 to C3, as well as the construction of a 4,365 sf QSR, a 986 SF coffee shop with a drive through and a 79,227 SF, 2 story, storage facility with associated site and utility work.

Please feel free to reach out for questions or additional information.

Sincerely,

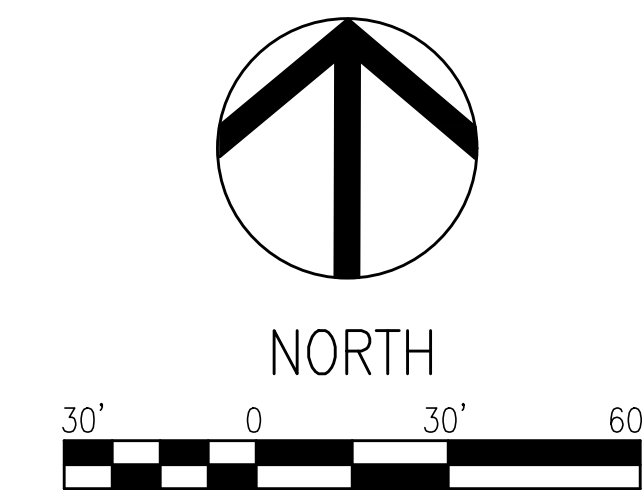
Julie Farr

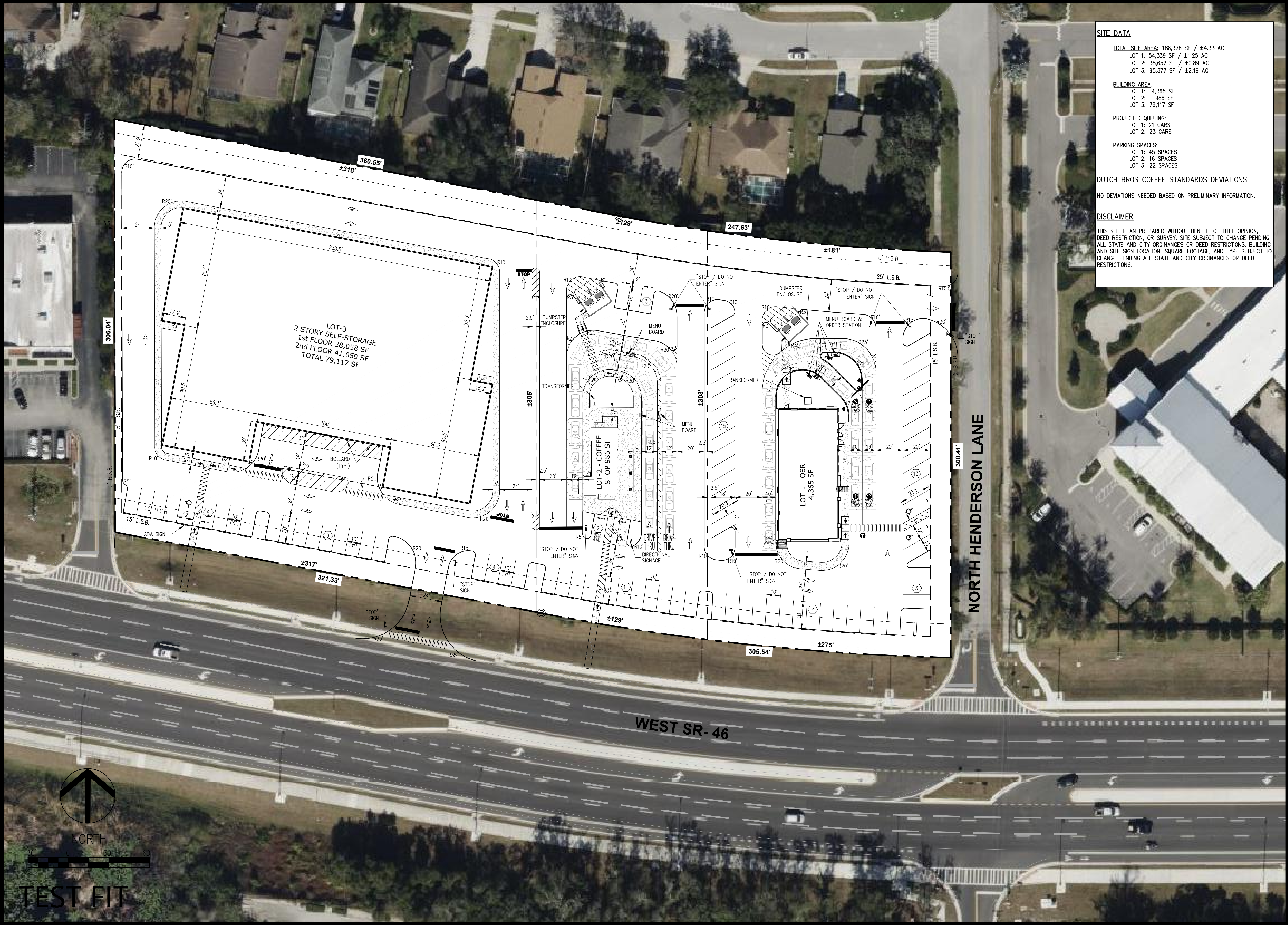
Julie Farr
PM Government Relations

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910

Providing **civil engineering** services with an emphasis on **client satisfaction**
www.zdevelopmentservices.com





SITE DATA

TOTAL SITE AREA: 188,378 SF / ±4.33 AC

LOT 1: 54,339 SF / ±1.25 AC

LOT 2: 38,652 SF / ±0.89 AC

LOT 3: 95,377 SF / ±2.19 AC

BUILDING AREA:

LOT 1: 4,365 SF

LOT 2: 986 SF

LOT 3: 79,117 SF

PROJECTED QUEUING:

LOT 1: 21 CARS

LOT 2: 23 CARS

PARKING SPACES:

LOT 1: 45 SPACES

LOT 2: 16 SPACES

LOT 3: 22 SPACES

DUTCH BROS COFFEE STANDARDS DEVIATIONS

NO DEVIATIONS NEEDED BASED ON PRELIMINARY INFORMATION.

DISCLAIMER

THIS SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

Z DEVELOPMENT SERVICES

CIVIL ENGINEERING CONSULTANTS

CA 29354

1201 E. ROBINSON STREET

ORLANDO, FL 32801

PH: (407) 271-8910

DATE

REVISION

COMMERCIAL DEVELOPMENT

NWC OF WEST S.R. 46 & N. HENDERSON LANE

SANFORD, FLORIDA

DATE: 09/30/25

DRAWN: LH

CHECKED: RK

TF4

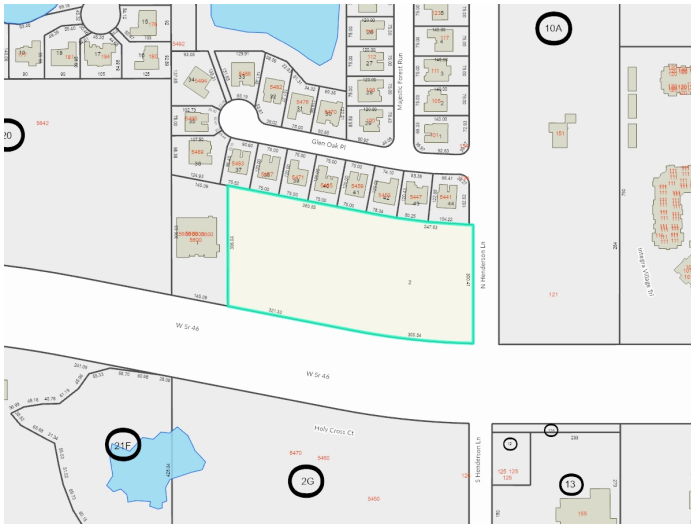
PROJECT NO.: 2025.175

Property Record Card



Parcel: **30-19-30-514-0000-0020**
 Property Address:
 Owners: **NAMO HOLDINGS INC**
 2026 Market Value \$2,701,500 Assessed Value \$2,701,500 Taxable Value \$2,701,500
 2025 Tax Bill \$36,953.82
 Vac General-Commercial property has a lot size of 4.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-514-0000-0020
Property Address	
Mailing Address	112 W BONEFISH CIR JUPITER, FL 33477-7233
Subdivision	C AND C PLAZA
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$2,701,500	\$2,701,500
Just/Market Value	\$2,701,500	\$2,701,500
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$36,953.82
Tax Bill Amount	\$36,953.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 NAMO HOLDINGS INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
C & C PLAZA
PB 68 PGS 28 & 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,701,500	\$0	\$2,701,500
Schools	\$2,701,500	\$0	\$2,701,500
FIRE	\$2,701,500	\$0	\$2,701,500
ROAD DISTRICT	\$2,701,500	\$0	\$2,701,500
SJWM(Saint Johns Water Management)	\$2,701,500	\$0	\$2,701,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/8/2020	\$2,600,000	09515/1029	Vacant	Yes
QUIT CLAIM DEED	7/1/2014	\$100	08308/1033	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06701/1156	Vacant	No
WARRANTY DEED	10/1/2005	\$500,000	06010/1365	Vacant	No

Land

Units	Rate	Assessed	Market
186,955 SF	\$14.45/SF	\$2,701,500	\$2,701,500

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

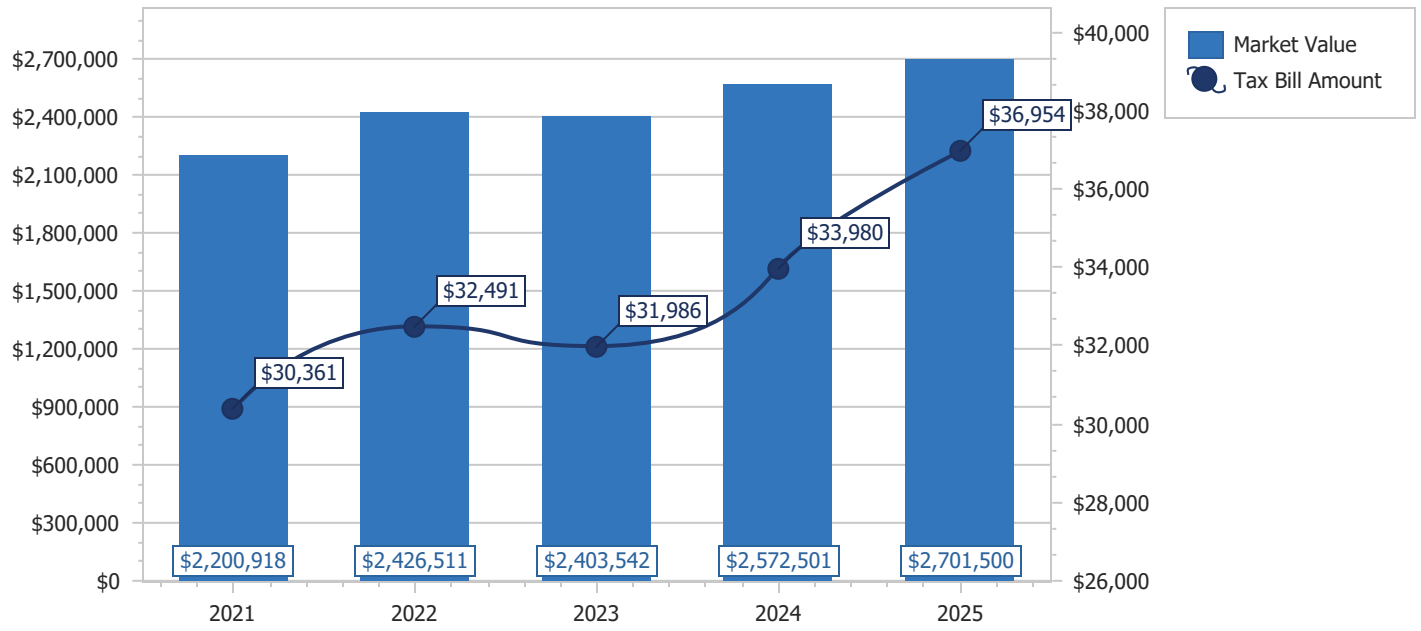
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 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 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 10/23/2025 9:53:33 AM
Project: 25-80000117
Credit Card Number: 42*****8395
Authorization Number: 00084G
Transaction Number: 231025O17-C04AE896-856A-4A32-A240-52C82DF89F48
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 7, 2025, in order to place you on the Wednesday, November 12, 2025 meeting agenda.

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

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

PROJECT NAME:	COMMERCIAL DEVELOPMENT SR 46 & HENDERSON – PRE-APPLICATION	PROJ #: 25-80000117
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/23/25	
RELATED NAMES:	EP ROBERT ZIEGENFUSS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	30-19-30-514-0000-0020	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-3 AND SITE PLAN FOR A QUICK SERVICE RESTAURANT, COFFEE SHOP AND SELF STORAGE FACILITY	
NO OF ACRES	4.33	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST CORNER OF SR 46 AND HENDERSON LN	
FUTURE LAND USE	COM	
APPLICANT:		CONSULTANT:
JULIE FARR Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 927-9427 PERMITS@ZDEVELOPMENTSERVICES.COM		ROBERT ZIEGENFUSS Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 271-8910 BOB@ZDEVELOPMENTSERVICES.COM

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

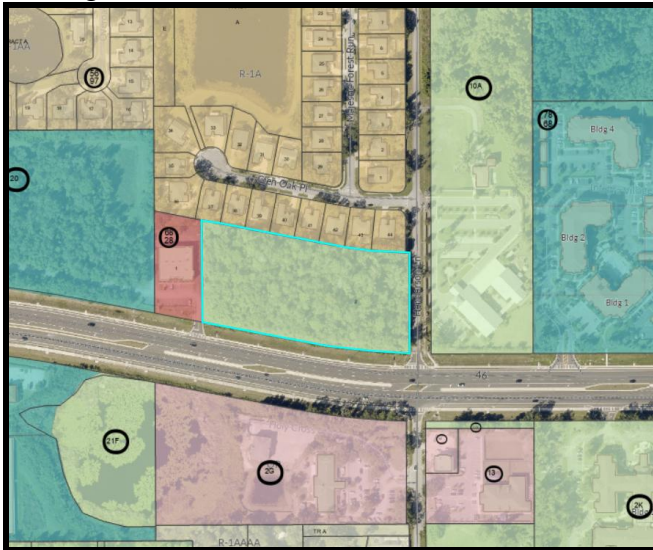
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

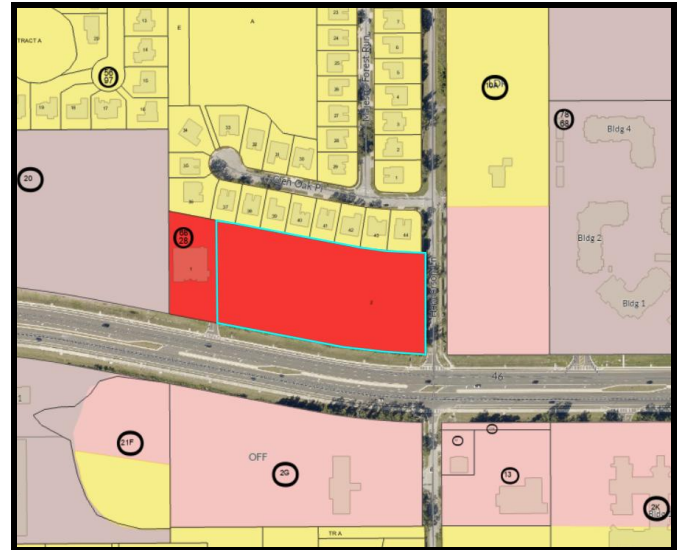
- The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of A-1 (Agriculture).
- The proposed C-3 (Heavy Commercial and Very Light Industrial) zoning district is not compatible with the existing Commercial Future Land Use. Staff would not support a Future Land Use Amendment to Industrial to support the C-3 zoning district. Staff may support a Rezone to C-1 (Retail Commercial) or C-2 (General Commercial) to allow for the restaurant and coffee shop uses.

PROJECT AREA ZONING AND AERIAL MAPS

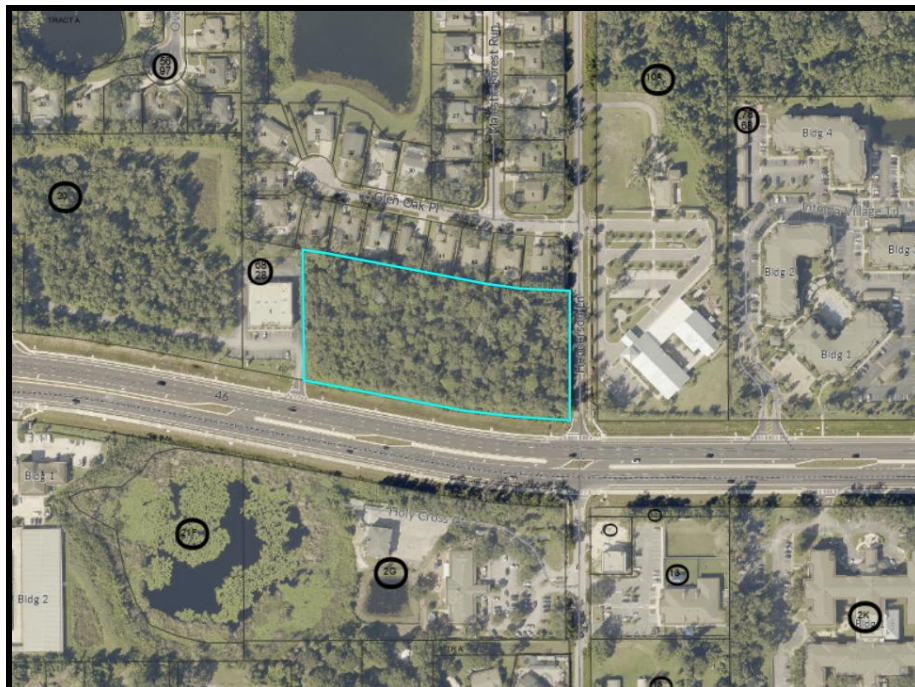
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at the time of site plan review.
2	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
3	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
4	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
5	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.
6	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
7	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
8	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
9	Building Division Phil Kersey	11/4/25: - Standard permitting will apply. - A separate permit is required for each building, and structure, per parcel. Example: each building, or stand-alone structure, dumpster enclosure, fence/ gate systems, access control, etc....

10	Building Division Phil Kersey	11/4/25: - Size of proposed storage building will require a full fire sprinkler, and fire alarm system.
11	Comprehensive Planning	Site has a Future Land Use of COM (Commercial). Per Policy FLU 5.3.3 Commercial: The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. The maximum intensity permitted in this designation is 0.35 floor area ratio.
12	Comprehensive Planning	Per Policy FLU 5.3.3 Commercial, Special Provisions: - A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility.
13	Comprehensive Planning	The proposed Land Use Amendment to C-3 would make the zoning inconsistent with the current COM Future Land Use. C-3 is not a permitted zoning district in COM. A rezone to C-3 would require a land use amendment to Industrial. Staff may not support Industrial here due to the adjacent residential.
14	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
15	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water main stubbed out near the northeast corner of the property. Also, there is a 12" PVC potable water main running along the north side of State Road 46.
16	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is a 4" PVC force main running along the west side of Henderson Lane. There is also a 16" PVC force main running along the south side of State Road 46. There is also an 8" gravity sewer main running along the east side of Henderson Lane. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.
17	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is an 8" PVC reclaim water main stubbed out near the southwest corner of the property as well as a 20" DI reclaim water main running along the south side of State Road 46.
18	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.

19	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
20	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
21	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
22	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)
23	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
24	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
25	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
26	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
27	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)

28	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
29	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
30	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
31	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)
32	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
33	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
34	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)
35	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
36	Planning and Development	The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of A-1 (Agriculture).

37	Planning and Development	The proposed C-3 (Heavy Commercial and Very Light Industrial) zoning district is not compatible with the existing Commercial Future Land Use. Staff would not support a Future Land Use Amendment to Industrial to support the C-3 zoning district. Staff may support a Rezone to C-1 (Retail Commercial) or C-2 (General Commercial) to allow for the restaurant and coffee shop uses.
38	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission (P&Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.
39	Planning and Development	Community Meeting Procedures Section 30.3.5.3: Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
40	Planning and Development	The building setbacks for the C-1/C-2 zoning districts are: Front - 25 feet Side street - 0 feet Side yard - 0 feet Rear - 10 feet
41	Planning and Development	The parking requirement for food and beverage uses are 5 spaces for every 1,000 square feet. Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
42	Planning and Development	A photometric plan will be required for outdoor lighting. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE
43	Planning and Development	The maximum allowable building height is 35 feet.

44	Planning and Development	After the Rezone is completed, the applicant will be required obtain Site Plan approval. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm
45	Planning and Development	The subject site has an Commercial Future Land Use designation which allows a maximum floor area ratio (F.A.R.) of 0.35. Floor area ratio definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. 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.
46	Planning and Development	At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements. Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 Open Space: • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.
47	Planning and Development	Bicycle parking will be required in compliance with SCLDC Sections 30.11.7.2 - 30.11.7.5.
48	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 18.2.3.4

49	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1
50	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1)
51	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1
52	Public Safety - Fire Marshal	Angle of approach / departure. Verify that an 8% slope is provided for fire department access roads. NFPA 1, Section 18.2.3.5.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft. drop in 20 ft. or the design limitations of the fire apparatus of the fire department
53	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered
54	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 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

55	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. 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
56	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked to the north unless other viable outfall is determined, the site will be required to hold water quality and retain the entire 100-year total retention.
57	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
58	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
59	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
60	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.
61	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.
62	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
63	Public Works - Engineering	Dedication of additional right-of-way shall be required along N Henderson Lane prior to plan approval.
64	Public Works - Engineering	Cross access to the parcel to the west is required.
65	Public Works - Engineering	The property is adjacent to N Henderson Lane, which are classified as a local road and is not currently programmed to be improved according to the County 5-year Capital Improvement Program. The property is also adjacent to W SR 46 which is an FDOT road. ROW access to St Rd 46 will require separate permitting through FDOT.

	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1038

Title:

9:40AM (TEAMS) MIXED RETAIL - PRE-APPLICATION

Project Number: 25-80000114

Project Description: Proposed Subdivision Site Plan for a 4 lot mixed retail development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46 and Bernini Way

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

Parcel ID: 30-19-30-516-0000-0C40+

BCC District: 5-Herr

Applicant: Mohamed Bahr (703) 624-3333

Consultant: Evan Futch (407) 248-0505



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

PROJ. #: 25-80000114

Received: 10/21/25

Paid: 10/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Mixed-Retail @ NWC of SR-46 and Bernini Way

PARCEL ID #(S): 30-19-30-516-0000-0C40, 30-19-30-300-002P-0000

TOTAL ACREAGE: 3.53 ac

BCC DISTRICT: Dist 5-Andria Herr

ZONING: SR 46 PUD (SR 46 & Lake Forest Blvd
Rezone), Ord. No. 2013-014FUTURE LAND USE: HIPTI (High Intensity Planned
Development Target Industry)

APPLICANT

NAME: Mohamed Bahr

COMPANY: Bahr Investment Group LLC

ADDRESS: 10850 NW 21st St., Suite 220

CITY: Miami

STATE: Florida

ZIP: 33172

PHONE: 703.624.3333

EMAIL: mbahr@tagtechnology.net

CONSULTANT

NAME: Evan Futch, AICP

COMPANY: AVID | McAdams

ADDRESS: 333. S Garland Avenue, Suite 1300

CITY: Orlando

STATE: Florida

ZIP: 32801

PHONE: 407-248-0505 Ext 204

EMAIL: efutch@mcadamsco.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Applicant would like to subdivide the property into and 4 lots/parcels
 - Summary attached for more details -

STAFF USE ONLY

COMMENTS DUE: 10/31

COM DOC DUE: 11/6

DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD/Hipti

LOCATION:

on the northwest corner of W SR 46
and Bernini Way

W/S: Seminole County

BCC: 5: Herr



333 South Garland Avenue
Suite 1300
Orlando, FL 32801
407. 248. 0505

Project Summary Mixed-Retail @ NWC of SR-46 and Bernini Way

(Parcel #'s 30-19-30-300-002P-0000, 30-19-30-516-0000-0C40)

Description of Project/Request:

The proposed project is located on both the NWC of SR-46 and Bernini Way in unincorporated Seminole County, Florida. The property is zoned Planned Development with a future land use of PD & HIPTI. The total site area is approximately 3.53 acres. The developer desires to develop the proposed project with a mix of different retail uses that includes a 2,380 SF automated car wash with vacuum stations, a 5,600 SF 2 unit building with restaurants, a 1,025 SF drive-through-only coffee shop, and a 3,333 SF Bank. It is the developers understanding that the site will connect to a master storm water system.

Uses/Trips:

2,380 SF Car Wash (948) / 184 Daily Trips, 34 AM Peak Hour Trips, 28 PM Peak Hour Trips
1,025 SF drive-through-only coffee shop (938) / 183 Daily Trips, 41 AM Peak Hour Trips, 15 PM Peak Hour Trips
5,600 SF Fast Casual Restaurant (930) / 544 Daily Trips, 8 AM Peak Hour Trips, 70 PM Peak Hour Trips
3,333 SF Drive-in Bank (912) / 334 Daily Trips, 33 AM Peak Hour Trips, 70 PM Peak Hour Trips

ACCESS:

The developer is proposing access internal to SR46/Lake Forest PUD. 2 full access points are being proposed on Via Pontina Run and one full access on Bernini Way that lines up with the full access drive to the east. With exception to the car wash all other parcels will be linked by both a frontage road and a reverse frontage road for full cross connection circulation.

Respectfully,

Evan Futch, AICP

Senior Planner

AVID Group® | McAdams

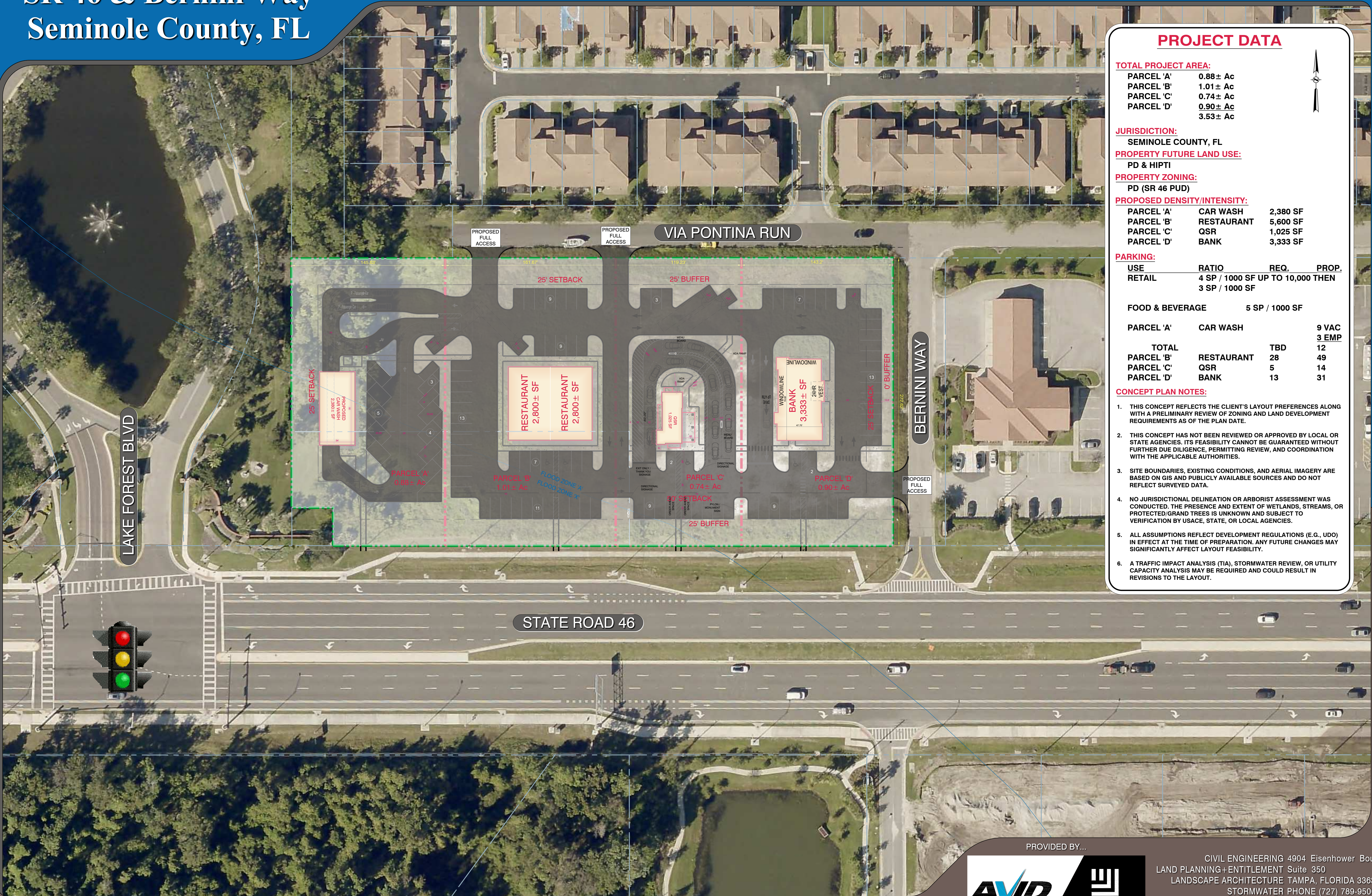
Phone: (407) 248-0505 Ext. 204

efutch@mcadamsco.com

www.mcadamsco.com

SR 46 & Bernini Way Seminole County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	0.88± Ac
PARCEL 'B'	1.01± Ac
PARCEL 'C'	0.74± Ac
PARCEL 'D'	0.90± Ac
	3.53± Ac

JURISDICTION:
SEMINOLE COUNTY, FL

PROPERTY FUTURE LAND USE:

PD & HIPTI

PROPERTY ZONING:

PD (SR 46 PUD)

PROPOSED DENSITY/INTENSITY:

PARCEL 'A'	CAR WASH	2,380 SF
PARCEL 'B'	RESTAURANT	5,600 SF
PARCEL 'C'	QSR	1,025 SF
PARCEL 'D'	BANK	3,333 SF

PARKING:

USE	RATIO	REQ.	PROP.
RETAIL	4 SP / 1000 SF UP TO 10,000 THEN 3 SP / 1000 SF		

FOOD & BEVERAGE 5 SP / 1000 SF

PARCEL 'A'	CAR WASH		9 VAC
			3 EMP
TOTAL		TBD	12
PARCEL 'B'	RESTAURANT	28	49
PARCEL 'C'	QSR	5	14
PARCEL 'D'	BANK	13	31

CONCEPT PLAN NOTES:

1. THIS CONCEPT REFLECTS THE CLIENT'S LAYOUT PREFERENCES ALONG WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AS OF THE PLAN DATE.
2. THIS CONCEPT HAS NOT BEEN REVIEWED OR APPROVED BY LOCAL OR STATE AGENCIES. ITS FEASIBILITY CANNOT BE GUARANTEED WITHOUT FURTHER DUE DILIGENCE, PERMITTING REVIEW, AND COORDINATION WITH THE APPLICABLE AUTHORITIES.
3. SITE BOUNDARIES, EXISTING CONDITIONS, AND AERIAL IMAGERY ARE BASED ON GIS AND PUBLICLY AVAILABLE SOURCES AND DO NOT REFLECT SURVEYED DATA.
4. NO JURISDICTIONAL DELINEATION OR ARBORIST ASSESSMENT WAS CONDUCTED. THE PRESENCE AND EXTENT OF WETLANDS, STREAMS, OR PROTECTED/GRAVE TREES IS UNKNOWN AND SUBJECT TO VERIFICATION BY USACE, STATE, OR LOCAL AGENCIES.
5. ALL ASSUMPTIONS REFLECT DEVELOPMENT REGULATIONS (E.G., UDO) IN EFFECT AT THE TIME OF PREPARATION. ANY FUTURE CHANGES MAY SIGNIFICANTLY AFFECT LAYOUT FEASIBILITY.
6. A TRAFFIC IMPACT ANALYSIS (TIA), STORMWATER REVIEW, OR UTILITY CAPACITY ANALYSIS MAY BE REQUIRED AND COULD RESULT IN REVISIONS TO THE LAYOUT.

PROJECT NUMBER: BIG 25001.00
SCALE: 1" = 40' DATE: 09-25-25
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...

Bahr Investment Group

PROVIDED BY...

AVID
GROUP

MCADAMS

CIVIL ENGINEERING 4904 Eisenhower Boulevard,
LAND PLANNING+ENTITLEMENT Suite 350
LANDSCAPE ARCHITECTURE TAMPA, FLORIDA 33634
STORMWATER PHONE (727) 789-9500
TRANSPORTATION MCADAMSCO.COM
GEOMATICS

Property Record Card



Property Address:

2026 Market Value \$1,868,603 Assessed Value \$1,868,603 Taxable Value \$1,868,603

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	C/O FRANKLIN W. MARTZ II,TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$1,868,603	\$1,868,603
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,868,603	\$1,868,603
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	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$25,560.62
Tax Bill Amount	\$25,560.62
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBERT T HATTAWAY 1996 TRUST

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,868,603	\$0	\$1,868,603
Schools	\$1,868,603	\$0	\$1,868,603
FIRE	\$1,868,603	\$0	\$1,868,603
ROAD DISTRICT	\$1,868,603	\$0	\$1,868,603
SJWM(Saint Johns Water Management)	\$1,868,603	\$0	\$1,868,603

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
120,555 SF	\$15.50/SF	\$1,868,603	\$1,868,603

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

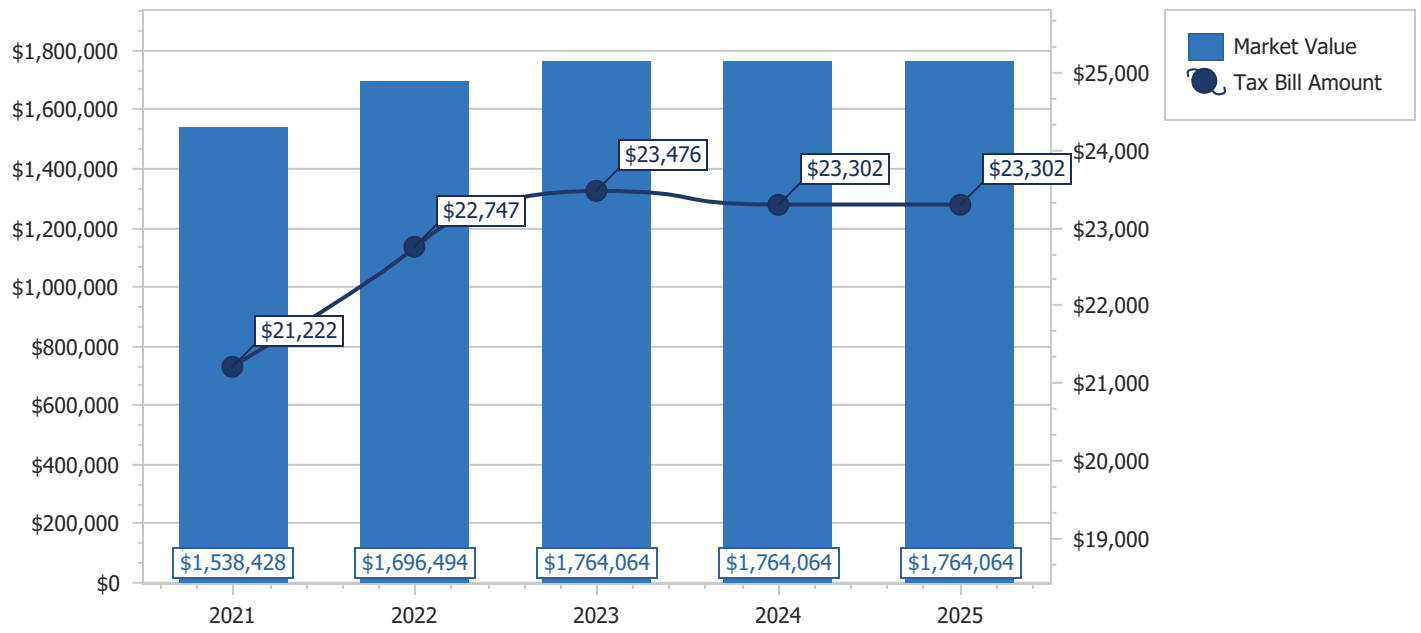
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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



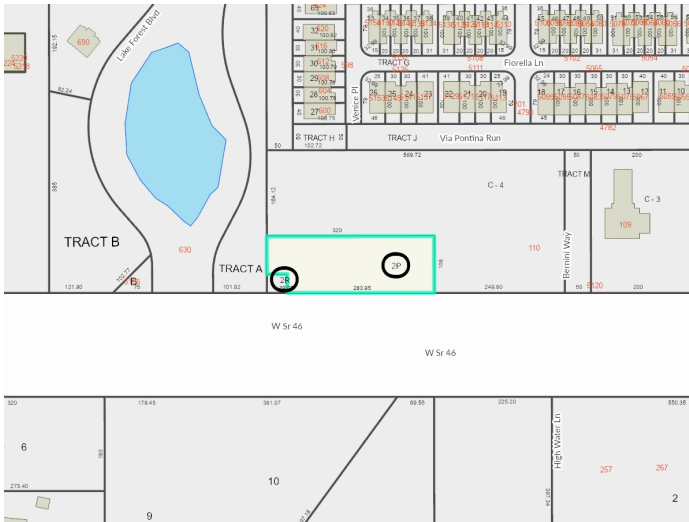
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Property Record Card



Parcel: **30-19-30-300-002P-0000**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$514,414 Assessed Value \$175,547 Taxable Value \$175,547
 2025 Tax Bill \$4,045.49 Tax Savings with Non-Hx Cap \$2,991.18
 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	C/O FRNAKLIN W MARTZ II, TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$514,414	\$514,414
Land Value Agriculture	\$0	\$0
Just/Market Value	\$514,414	\$514,414
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$338,867	\$354,826
P&G Adjustment	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, October 21, 2025

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	\$175,547	\$0	\$175,547
Schools	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD DISTRICT	\$175,547	\$0	\$175,547
SJWM(Saint Johns Water Management)	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
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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
33,188 SF	\$15.50/SF	\$514,414	\$514,414

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

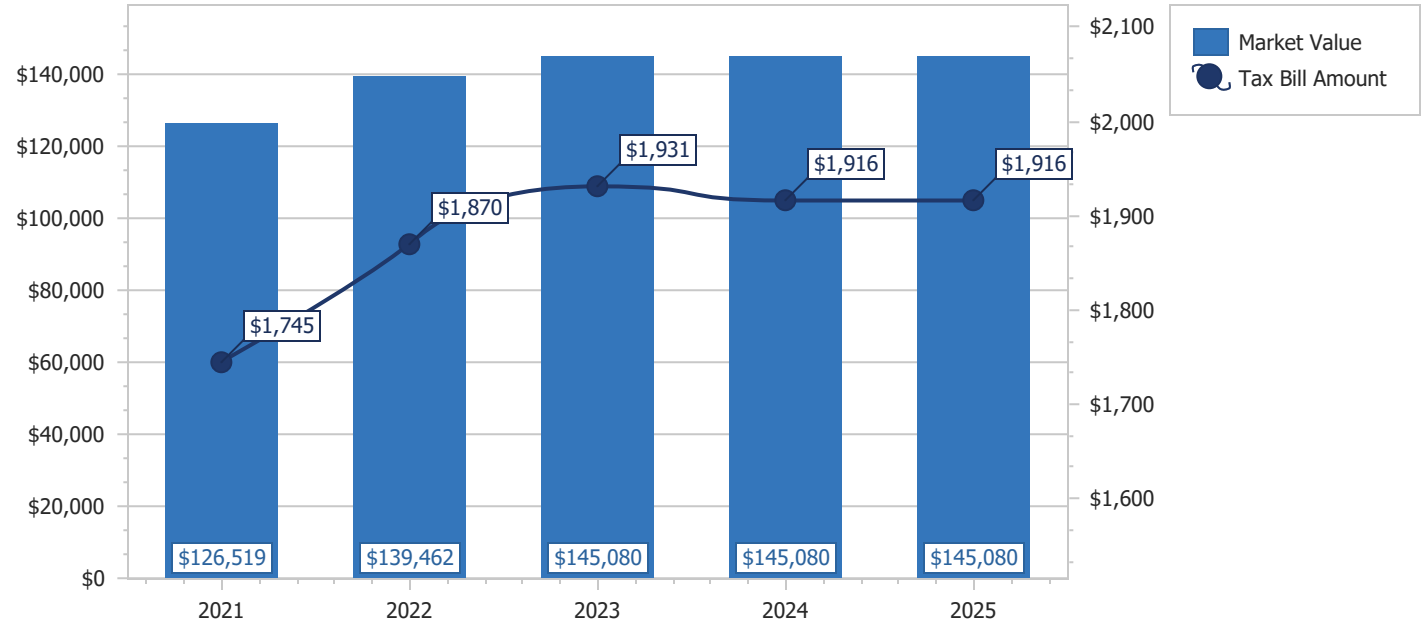
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/21/2025 1:58:20 PM
Project: 25-80000114
Credit Card Number: 37*****1002
Authorization Number: 226402
Transaction Number: 211025C1C-30E87CFD-3B54-449B-9351-7599DFA78CB4
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	MIXED RETAIL - PRE-APPLICATION	PROJ #: 25-80000114
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/21/25	
RELATED NAMES:	EP EVAN FUTCH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-516-0000-0C40+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED RETAIL DEVELOPMENT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND BERNINI WAY	
NO OF ACRES	3.53	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND BERNINI WAY	
LOCATION PART 2		
FUTURE LAND USE-	HIPTI/PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MOHAMED BAHR BAHR INVESTMENT GROUP LLC 10850 NW 21ST STE 220 MIAMI FL 33172 (703) 624-3333 MBAHR@TAGTECHNOLOGY.NET	EVAN FUTCH AVID/MCADAMS 333 S GARLAND AVE STE 1300 ORLANDO FL 32801 (407) 248-0505 EFUTCH@MCADAMSCO.COM	

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

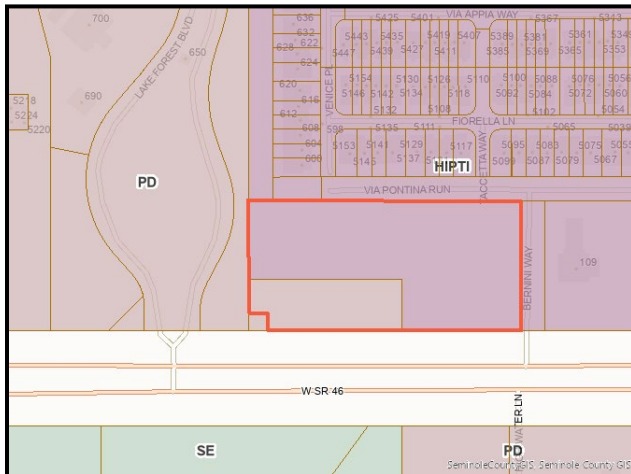
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

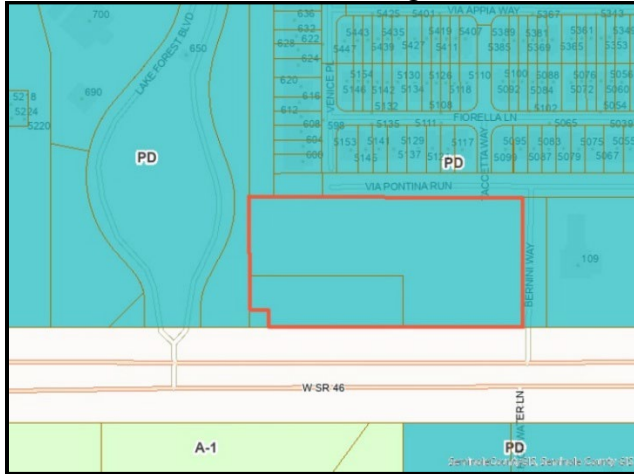
- The subject property has a Future Land Use of Planned Development (PD) and High Intensity Planned Development- Target Industry (HIP-TI) and a zoning designation of PD (Planned Development).
- The SR 46/Lake Forest PD (AKA Terracina) allows for C-1, Retail Commercial Uses. The proposed uses are consistent with Development Order #05-20500006. The PD Future Land Use allows for commercial development. The HIP-TI Future Land Use is subsequent to the already approved PD zoning.
- The Applicant would be required to amend the Final Development Plan for the subdivision of parcels 30-19-30-300-002P-0000 and 30-19-30-516-0000-0C40.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD and HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The site buffers in accordance with Developer's Commitment Agreement (DCA) #17-20500013, Development Order (DO) #17-20500013, and DO #05-20500006 are as follows: North- Twenty-five (25) feet, West- Thirty-five (35) feet except, that portion abutting parcel 30-19-30-300-002R-0000, East- Twenty-five (25) feet, South- no buffer is required along the southern and western property boundaries of parcel 002P that is abutting parcel 30-19-30-300-002R-000, the remaining southern property boundary of parcel 002P is subject to requirements per the SR 46 Gateway Corridor Overlay, which is twenty-five (25) feet. See the following link: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT10OVDI_S30.10.9SR46SCCOOVDI	Info Only
2.	Buffers and CPTED	The buffer components related to the SR 46 Overlay are as follows: Four (4) canopy trees per one hundred (100) linear feet; and Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1½) inches caliper and six (6) feet tall at the time of planting); and Sixteen (16) shrubs per one hundred (100) linear feet.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity. Per Sec. 30.14.6, Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
4.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
5.	Buffers and CPTED	Along the west side, a six (6) foot fence is required in compliance with DO# 05-20500006 (2). The fence shall be decorative and open in nature, this may include vinyl, metal, wood, or brick.	Info Only
6.	Building Division	10/30/25: - Standard building permitting will apply for any structure and/ or building - Separate permits are required for each building, structure, and stand-alone structures such as dumpster enclosure, signage, fence/ gate systems, etc.....	Info Only
7.	Building Division	10/30/25: - All sites must fully comply with the Florida Accessibility Code. - Submitted site plan must show,	Info Only

		define all proposed elevations, slopes and grades along and at any accessible item, path or required point to show proposed compliancy.	
8.	Building Division	10/30/25: - Size of proposed 2-unit building with restaurants may require full fire sprinkler system, and potentially fire alarm system based on final design.	Info Only
9.	Comprehensive Planning	A portion of the site has PD Future Land Use and another portion of the site has HIPTI Future Land Use. A rezone to PD or other Future Land Use should be in accordance with district standards and the associated entitlements.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	The proposed lots are within Seminole County's potable water service area and will be 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
12.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Via Pontina Run. Additionally, there is a 16" PVC force main running the south side of State Road 46. Connection to the force main would require the developer to build a private pump station to pressurize the sanitary sewer flow.	Info Only
13.	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. There is an 8" PVC reclaim water main running along the west side of Bernini Way.	Info Only
14.	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
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
16.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to	Info Only

		justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
18.	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
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
24.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The	Info Only

		cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	
27.	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
28.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
30.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
31.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
32.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
33.	Planning and Development	This property is within the SR 46/Lake Forest Blvd Townhouses (AKA Terracina) PD and shall be	Info Only

		developed in accordance with the most recent approved PD Development Order/Developer's Commitment Agreement and Master Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.	
34.	Planning and Development	The minimum building setbacks are as follows: Front- Fifty (50) feet from the SR 46 ROW per the SR 46 Scenic Corridor Overlay District; except, a minimum setback of 14.06 feet from the southern building line of parcel 002P, Rear- Twenty-Five (25) feet, Side- Zero (0) feet.	Info Only
35.	Planning and Development	The permitted uses Lots 5, 6, and 2P are all permitted uses in the C-1 (Retail Commercial) District excluding convenience markets and self-service laundries.	Info Only
36.	Planning and Development	In accordance with Development Order #05-20500006: • Maximum Floor Area Ratio (F.A.R.) is 0.35, • Minimum required open space is 25%, and • Maximum building height is thirty-five (35) feet.	Info Only
37.	Planning and Development	A portion of this property has a Future Land Use of Higher Intensity Planned Development – Target Industry (HIP-TI). Target Industry uses can include some manufacturing, distribution, and professional office uses. A list of permitted uses per the Seminole County Comprehensive Plan, Future Land Use Exhibit 36, is located in the resources folder.	Info Only
38.	Planning and Development	This property is located within the Urban Bear Management area and is subject to the commercial standards contained with Chapter 258 of the Seminole County Code of Ordinances. Please see the following link for more information https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA_S258.3COREDIWIURBEMAAR	Info Only
39.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. Please also see Sec. 30.11.6 for design. • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
40.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
41.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15.	Info Only

		https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE)	
42.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
43.	Planning and Development	Please see SCLDC Sec. 30.8.5.5 (4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE	Info Only
44.	Planning and Development	1st step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement, which is approved administratively. <i>(Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</i> 2nd step- (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. <i>(Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</i> Steps 1 & 2 may be submitted concurrently as the same plan, but separate applications; FDP and PSP, respectively. 3rd Step – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). If platting, then this will remain as step three (3). 4th Step – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	Info Only

45.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
46.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
47.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
48.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
49.	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
50.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has type "D" class soils.	Info Only

53.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed pre development rate of discharge rate for 25yr/24hr storm event. OR, if no viable discharge (piped system, canal or connected waterbody) or known drainage issues exist, the site will be required retain the entire 25yr/24hr volume. OR, if in a land locked basin the site must retain the 100 yr/ 24hr storm event.	Info Only
54.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the 100 year flood plain.	Info Only
55.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
56.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
57.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
58.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
59.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
60.	Public Works - Engineering	Driveway location/separation will be in accordance with Seminole County code. The separation is required to be 200'. Any work in the St Rd 46 ROW would need a permit from FDOT.	Info Only
61.	Public Works - Engineering	The property is adjacent to Bernini Way which is classified as a private road. The property is also adjacent to Via Pontina Run which is classified as a private road. The property is adjacent to FDOT W. SR 46 which is classified as a urban principal arterial.	Info Only
62.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Any sidewalk less than 5' wide (6' along arterial or collector roads) will be brought into compliance with Seminole County regulations. Any broken sidewalk within Seminole County ROW abutting property frontage will be replaced.	Info Only
63.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for	Info Only

		requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1034

Title:

THE PICKLR - SPECIAL EXCEPTION

Project Number: 25-32000013

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

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

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

BCC District: 3-Constantine

Applicant: Mo Khalil (407) 375-4643

Consultant: N/A



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

PM Hilary
PROJ #: 25-32000013
BS #: 2025-013
MEETING: _____
Received and Paid 10/01/2025

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	☐ CHURCH	☐ RIDING STABLE
	☐ DAYCARE	☐ ASSISTED LIVING FACILITY (ALF)
	☐ SCHOOL	☒ ALCOHOLIC BEVERAGE ESTABLISHMENT
	☐ GROUP HOME	☐ COMMUNICATION TOWER
	☐ KENNEL	☐ OTHER: _____

PROPERTY

PARCEL ID #: 07-21-29-300-016G-000 07-21-29-300-016G-0000	
ADDRESS: 474 S. Hunt Club Blvd Apopka, FL 32703	
TOTAL ACREAGE: 10.22	CURRENT USE OF PROPERTY: recreation / assembly
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: 83 Foxwood PD	FUTURE LAND USE: Planned Development
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? ☒ YES ☐ NO	

OWNER

NAME: John C Vick III	COMPANY: V 3 Capital Fund I Manager, LLC
ADDRESS: 496 S. Hunt Club Blvd	
CITY: Apopka	STATE: FL ZIP: 32703
PHONE: (407) 848-1663	EMAIL: john@v3capital.com

APPLICANT/CONSULTANT

NAME: Mo Khalil	COMPANY: Invicta Apopka, LLC dba. The Picklr
ADDRESS: 2487 Aloma Ave Suite 101	
CITY: _____	STATE: FL ZIP: 32792
PHONE: 407-375-4643	EMAIL: mo.khalil@thepicklrfanchise.com


SIGNATURE OF OWNER/AUTHORIZED AGENT

9-30-25
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: V 3 HC Retail, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
V 3 Capital Fund II Manager, LLC	Manager	496 S. Hunt Club Blvd., Apopka, FL 32703	100%

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date

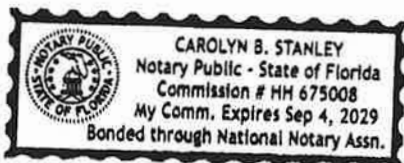
9/26/25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 2025, by John C. Vick III, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Carolyn B. Stanley
Print, Type or Stamp Name of Notary Public

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, V 3 HC Retail, LLC, the owner of record for the following described property [Parcel ID Number(s)] 07-21-300-016G-0000 hereby designates Mohamed Khalil to act as my authorized agent for the filing of the attached application(s) for:

☒ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☒ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

9/2/2025
Date

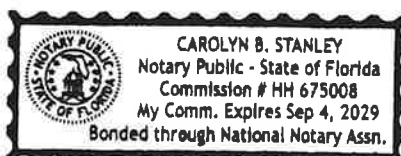

Property Owner's Signature

John C. Vick III
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 John C. Vick III, manager of V3 HC Retail, LLC (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2 day of September, 2025.




Notary Public

Property Record Card



Parcel: 07-21-29-300-016G-0000
Property Address: 474 S HUNT CLUB BLVD APOPKA, FL 32703
Owners: V 3 HC RETAIL LLC
 2026 Market Value \$8,985,093 Assessed Value \$8,985,093 Taxable Value \$8,985,093
 2025 Tax Bill \$122,907.09
 Retail Center-Anchored property w/1st Building size of 52,291 SF and a lot size of 10.22 Acres

Parcel Location



Site View



072129300016G0000 02/06/2024

Parcel Information

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

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$8,985,093	\$8,985,093
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$8,985,093	\$8,985,093

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$122,907.09
Tax Bill Amount	\$122,907.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 V 3 HC RETAIL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

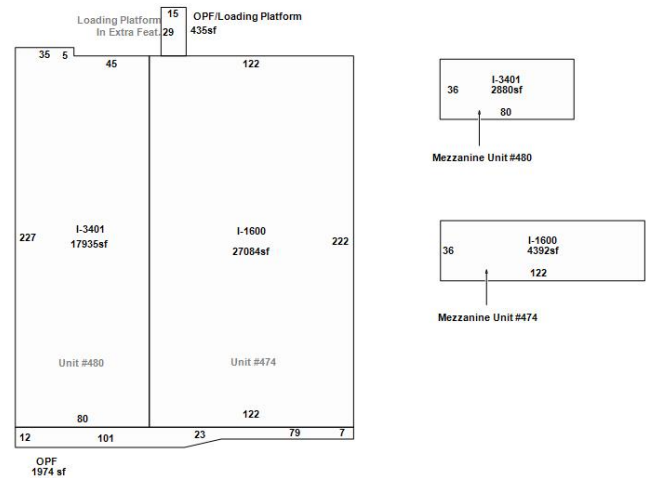
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/27/2019	\$7,980,000	09450/0804	Improved	Yes
SPECIAL WARRANTY DEED	6/1/2016	\$4,625,000	08718/0436	Improved	No
CERTIFICATE OF TITLE	4/1/2014	\$100	08244/1109	Improved	No
SPECIAL WARRANTY DEED	9/1/2005	\$7,700,000	05927/0246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

Land

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

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	52291
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$4,744,308
Assessed	\$2,514,483

* Year Built = Actual / Effective

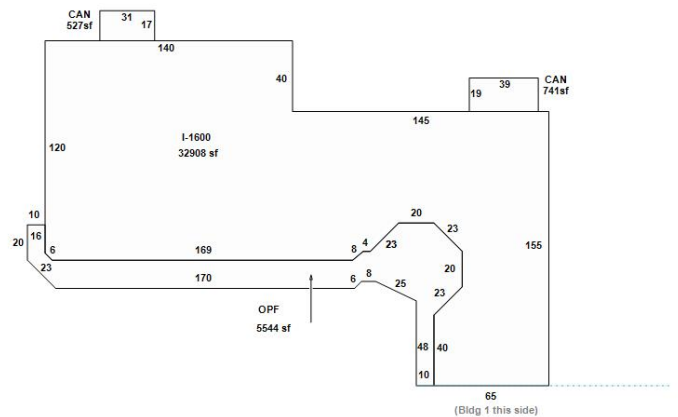


Building 1

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

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	32908
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$2,801,608
Assessed	\$1,484,852

* Year Built = Actual / Effective

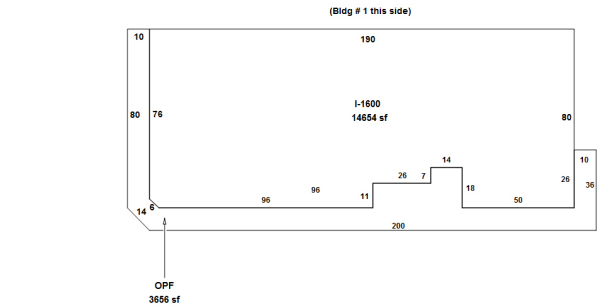


Building 2

Appendages	
Description	Area (ft ²)
CANOPY	741
CANOPY	527

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	14654
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$1,293,680
Assessed	\$705,056

* Year Built = Actual / Effective



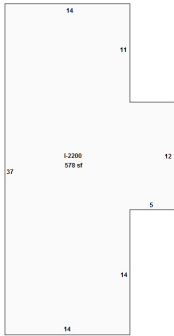
Sketch by Apex Sketch

Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	3656

Building Information	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	2011
Bed	
Bath	
Fixtures	0
Base Area (ft²)	578
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$97,610
Assessed	\$80,528

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 4

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

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

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

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

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

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

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

Extra Features

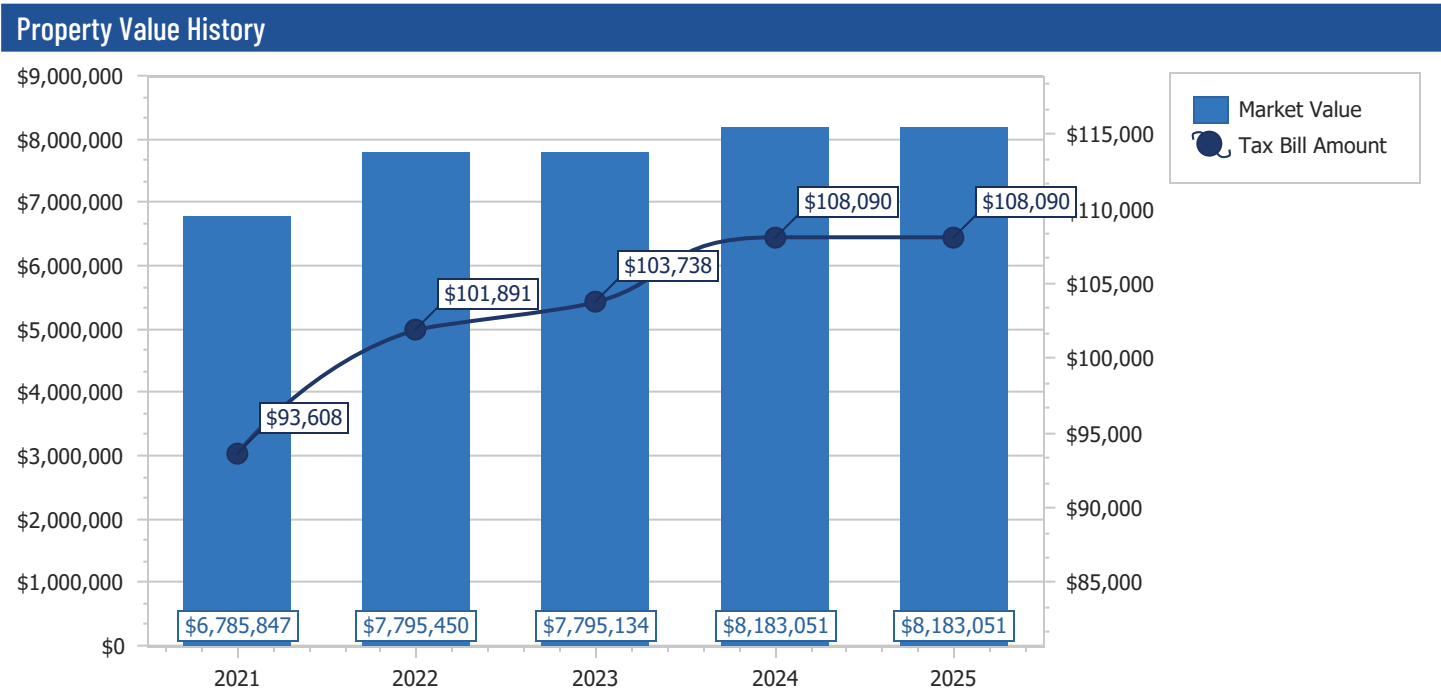
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2011	1131	\$6,153	\$3,999
CANOPY AVG COMM	1989	551	\$7,284	\$2,914
COMMERCIAL ASPHALT DR 2 IN	1984	306440	\$827,388	\$330,955
SAUNA/STEAM ROOM - UNIT	2018	2	\$10,609	\$8,752
6' CHAIN LINK FENCE - LIN FT	1989	72	\$1,115	\$446
COMMERCIAL CONCRETE DR 4 IN	2011	1260	\$6,854	\$4,455
LOAD PLATFORM	1984	435	\$4,032	\$1,613
POLE LIGHT 1 ARM	1984	7	\$12,978	\$12,978
6' CHAIN LINK FENCE - LIN FT	2016	84	\$1,301	\$911
BLOCK WALL - SF	2011	240	\$3,329	\$2,164
POLE LIGHT 2 ARM	1984	5	\$18,025	\$18,025

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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

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





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

Detail by Entity Name

Florida Limited Liability Company
V 3 DEVELOPMENT, LLC

Filing Information

Document Number	L12000084487
FEI/EIN Number	45-5586197
Date Filed	06/27/2012
Effective Date	06/27/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/08/2018
Event Effective Date	NONE

Principal Address

496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Changed: 06/25/2020

Mailing Address

496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Changed: 06/25/2020

Registered Agent Name & Address

VICK, JOHN C , III
496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Name Changed: 04/30/2018

Address Changed: 06/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

VICK, JOHN C, III
496 S HUNT CLUB BOULEVARD
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	04/29/2024
2025	04/24/2025

Document Images

04/24/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
05/08/2018 -- LC Amendment	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
06/27/2012 -- Florida Limited Liability	View image in PDF format

**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: 10/1/2025 12:35:19 PM
Project: 25-32000013
Credit Card Number: 37*****1080
Authorization Number: 281544
Transaction Number: 011025O2D-5CC15F85-5152-4F9B-B499-F17CEEA1A65B
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 7, 2025, in order to place you on the Wednesday, November 12, 2025 meeting agenda.

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

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

PROJECT NAME:	THE PICKLR - SPECIAL EXCEPTION	PROJ #: 25-32000013
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	10/02/25	
RELATED NAMES:	BS2025-013	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-016G-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SERVE ALCOHOLIC BEVERAGES AT AN INDOOR PICKLEBALL FACILITY ON 10.22 ACRES IN THE PD ZONING DISTRICT LOCATED ON 10.22 ACRES ON THE WEST SIDE OF S HUNT CLUB BOULEVARD, NORTH OF E SR 436	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
APPLICANT: CONSULTANT:		
MO KHALIL INVICTA APOKA LLC DBA THE PICKLR 2487 ALOMA AVE WINTER PARK FL 32792 (407) 375-4643 MO.KHALIL@THEPICKLRFRANCHISE.COM		

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Planning and Development	The subject property has a Future Land Use of Planned Development and is in the Foxwood PD (Planned Development).	Info Only
2	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses. SCLDC 30.3.5.3 Please see the following link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
3	Planning and Development	The Special Exception process takes approximately 4-6 months to complete. After the conceptual site plan and narrative have been approved by staff, the applicant will schedule a community meeting in compliance with Seminole County Land Development Code (SCLDC) Section 30.3.5, as explained in the above comment. Staff will then schedule the request for the first public hearing, the Planning & Zoning Commission, who will make a recommendation. And lastly, the request will be heard by the Board of County Commissioners for a decision. Each public hearing will require the applicant to pick up placards from our office to be posted to the property and provide an affidavit with photographs to staff.	Info Only
4	Planning and Development	SCLDC Section 30.6.6.2(a)(1) defines bona fide restaurant as an establishment where a majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages. Please provide the accounting of meals sold at the business thus far and the projected alcohol sales for the business.	Unresolved

5	Planning and Development	Property is within the Foxwood PD (Planned Development) and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan.	Info Only
6	Planning and Development	Per the Foxwood PD Developer's Commitment Agreement, all commercial uses shall comply with the requirements in the C-1 zoning district. Per the Seminole County Land Development Code (SCLDC) Permitted Use Table 5.2, restaurants are a permitted use, but per SCLDC Section 30.6.6.2(d) to have on-premise consumption of alcohol, would require that the restaurant meets the 1,000 foot separation requirement from churches and schools. This establishment is approximately 460 feet from a church and 770 feet from a school. SCLDC Section 30.6.6.2(b) states that the Board of County Commissioners may grant a special exception to allow a bona fide restaurant located within 1,000 feet of a church or school to serve alcoholic beverages with meals. If meals are not being served with the alcohol, the property would not qualify for a special exception to operate as an alcoholic beverage establishment.	Info Only
7	Planning and Development	SCLDC Section 30.3.5.1 states that a community meeting is required, however the Division Manager may waive the required community meeting, based upon the needs of the abutting communities or the County, as a result of generally accepted land use planning practices and principles.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/5/2025	<i>No resubmittal fee for Special Exceptions</i>	P&D
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/urllt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1036

Title:

MAGNOLIA TOWNS - PRE-APPLICATION

Project Number: 25-80000113

Project Description: Proposed Rezone from R-1 to R-3 for a 14-unit townhome development on 1.44 acres located on the east side of Marker Street and S Ronald Reagan Boulevard

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

Parcel ID: 07-21-30-300-0610-0000

BCC District: 4-Lockhart

Applicant: Raquel Guerra (407) 9221-0773

Consultant: N/A



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

PROJ. #: 25-80000113
PM: Hilary Padin
Received & Paid: 10/20/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MAGNOLIA TOWNS
PARCEL ID #(S): 07-21-30-300-0610-0000
TOTAL ACREAGE: ± 1.44 BCC DISTRICT: 4-Lockhart
ZONING: R1 FUTURE LAND USE: MDR

APPLICANT

NAME: RAQUEL J GUERRA U COMPANY: TRHAUS
ADDRESS: 11643 SWIFT WATER CIRCLE
CITY: ORANGE COUNTY (ORLANDO) STATE: FL ZIP: 32817
PHONE: (407) 921-0773 EMAIL: rguerra@acdbuilders.com
raquelguerra128@aol.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: TOWNHOUSES 14 UNITS
Rezone to R-3 or R-3A

STAFF USE ONLY

AGENDA: 11/07/2025

COMMENTS DUE: 10/31/2025 COM DOC DUE: 11/06/2025 DRC MEETING: 11/12/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1 FLU: MDR LOCATION: EAST OF MARKER ST NORTH OF
W/S: ALTAMONTE SPRINGS BCC: 4-LOCKHART MERRIT ST

Pre-Meeting Magnolia Towns

Proposed Townhouse Development: Parcel ID 07-21-30-300-0610-0000

Seminole County, Florida

October 2025

1. Introduction

This document provides a comprehensive outline of the proposed **14-unit townhouse development** located in Altamonte Spring, Florida. The purpose of this report is to serve as the foundation for a **pre-meeting discussion with the Seminole County Planning Department**. The meeting aims to confirm procedural requirements, ensure alignment with existing county land use regulations, and identify potential issues before submission of formal development applications.

The project represents a medium-density (future land use) residential community designed to enhance the surrounding urban environment while maintaining sustainable development practices. The project team consists of the **Owner** and **Engineering Company** each responsible for critical design and compliance functions.

2. Site Information

Parcel Identification: 07-21-30-300-0610-0000

Address/Location: Altamonte Springs, Seminole County, Florida

Total Area: Approximately 1.44 acres

Legal Description: SEC 07 TWP 21S RGE 30E (similar parcels in area)

Zoning: R-1 (Single Family-8400)

Future Land Use: Medium Density Residential (MDR)

Tax District: 01:County Tax District

Fire Protection: Station 11, Zone 111

Commissioner District: District 4 - Amy Lockhart

School Assignment:

Elementary: Altamonte Elementary School

Middle: Milwee Middle School

High: Lyman High School

3. Project Description

The project consists of **14 townhouse units**, designed for functionality, aesthetics, and compliance with county zoning guidelines.

- ✓ **Two (2) Building with 5 units:**
 - **10 Units:** 4 bedrooms / 3.5 bathrooms
 - ✓ **One (1) Building with 4 units:**
 - **4 Units:** 4 bedrooms / 3.5 bathrooms
 - ✓ **Building Height:** Two stories
 - ✓ **Architecture:** Contemporary design featuring durable and visually cohesive materials, such as fiber cement panels, stone veneer accents, and low-maintenance metal finishes, green materials.
 - ✓ **Intended Market:** Families and professionals seeking energy-efficient housing in Seminole County.
-

4. Site Plan Overview

The proposed townhouse development will occupy **±1.44 acres** zoned **R-1 (Single-Family 8400)** with a **Medium Density Residential (MDR)** future land-use designation. The plan envisions **three buildings** arranged in a linear configuration with a landscaped communal core:

- ✓ **Building A (North Wing)** – 5 units
- ✓ **Building B (Center Block)** – 4 units
- ✓ **Building C (South Wing)** – 5 units

Layout & Circulation

A **central shared corridor**, approximately **45 – 55 ft wide**, will run east–west between the buildings. It functions as both a **visual buffer** and an amenity zone, accessible via decorative **paver walkways** connecting private front entries, guest parking, and the shared facilities.

Internal drive aisles are planned along the east perimeter, with each building maintaining direct pedestrian access to the landscaped green space.

Access and Circulation:

- ✓ **Primary Access:** From the adjacent public roadway.
- ✓ **Internal Drives:** Provide vehicular circulation and access to garages.
- ✓ **Pedestrian Walkways:** Sidewalks and crosswalks ensure walkability throughout the development.

Parking:

- ✓ Three-car garage per unit
- ✓ Driveway parking for at least one additional vehicle
- ✓ Visitor parking provided near the entrance

Landscaping:

- ✓ Buffer plantings along property boundaries
- ✓ Shade trees and ornamental shrubs
- ✓ Common open green areas for community use
- ✓ Drought-tolerant and native plant species to reduce water consumption

Common Area & Amenities

✓ **Dog Park:**

Positioned between the central (Building B) and southern cluster (Building C), the fenced **1,800 – 2,200 sq ft** dog park will feature natural turf, shaded benches, and small-breed agility elements. Drainage will tie into the storm-water system using permeable sub-base materials to minimize runoff.

✓ **Landscaping Design:**

The green corridor will incorporate **native Florida vegetation**—dwarf palms, coontie, muhly grass, coral honeysuckle, and flowering shrubs—complemented by **coral-rock edging** and **shell-mulch accents**. Landscape lighting (solar bollards) will provide night visibility without light pollution.

✓ **Community Seating Area:**

Centrally placed within the greenway, a **450 sq ft social plaza** with benches, low retaining planters, and Wi-Fi-enabled pergola will serve as a shared meeting spot for residents and guests.

✓ **Sustainability Features:**

The site will employ **permeable paving**, **smart irrigation**, and **rain-garden collection zones** for stormwater mitigation. Optional amenities include rain barrels and recycled composite furniture to support the project's eco-friendly character.

5. Infrastructure and Utilities

Altamonte Spring City to support the water and sewer (**preliminary confirmation**)

Water/Sewer:

- ✓ Public connections available through Altamonte Spring City
- ✓ Preliminary coordination initiated with Altamonte Spring City
- ✓ Adequate system capacity confirmed pending detailed analysis

Electric:

- ✓ Service to be provided by Duke Energy (confirmation pending)

Stormwater Management:

- ✓ A stormwater retention and conveyance system will be designed per county standards
- ✓ BMP (Best Management Practices) will be integrated.

Solid Waste:

- ✓ On-site waste collection compliant with county standards
 - ✓ Designated collection point to facilitate pickup
-

6. Compliance and Alignment

Land Use Compliance:

The project adheres to the **Medium Density Residential** category under the Seminole County Comprehensive Plan, which allows 10 dwelling units per acre. The proposed density of approximately **10 units per acre** is within the permissible range.

Development Standards:

All county standards, including setbacks, lot coverage, and height restrictions, will be observed. Architectural design will conform to the Seminole County Design Guidelines to ensure compatibility with surrounding developments.

Plat and Permitting Procedures (to be done):

- Submission of **Preliminary Site Plan (PSP)** for staff review
 - Submission of **Preliminary Subdivision Plat**. To be done
 - Utility confirmations and environmental assessments. To be done
 - Compliance with **Seminole County Development Review Committee (DRC)** procedures
-

7. Traffic and Transportation

Trip Generation:

A preliminary analysis indicates a **minor traffic increase** due to the limited scale of the project. The development's proximity to major collector roads provides efficient ingress and egress without burdening local traffic.

Road Impact:

No significant off-site improvements are expected. Internal circulation and sightline standards will comply with county engineering guidelines.

Pedestrian and Bicycle Facilities:

- ✓ Continuous sidewalks connecting to the external network
 - ✓ Bicycle racks and pedestrian-safe lighting to promote non-vehicular mobility
-

8. Environmental Considerations

Tree Preservation:

An arborist survey will identify trees for preservation or mitigation per the county's tree protection ordinance.

Drainage and Stormwater:

Drainage design will ensure no adverse impacts to neighboring properties. Stormwater retention will meet or exceed the required pre- and post-development standards.

Sustainability Features:

- ✓ Energy-efficient HVAC systems
 - ✓ Optional rooftop solar panel readiness
 - ✓ Use of low-VOC paints and recycled materials
 - ✓ Water-efficient plumbing fixtures and native landscaping
-

9. Community Impact

This development supports Seminole County's growth management objectives by providing **housing diversity, walkable environments, and context-sensitive infill**. It will contribute to local employment during construction and generate long-term tax revenue while minimizing infrastructure strain.

Public benefits include:

- ✓ New housing for local families
 - ✓ Improvement of property values
 - ✓ Enhancement of the visual character of the neighborhood
 - ✓ Potential sidewalk connectivity with nearby developments
-

10. Next Steps

Action Plan:

1. Request Seminole County Planning feedback on conceptual plan
 2. Complete required studies:
 - Traffic Impact Analysis (TIA)
 - Environmental Site Assessment (ESA Phase I). To be confirmed by the county
 - Geotechnical report
 3. Prepare Preliminary Site Plan (PSP) and Plat submission
 4. Review county permitting and subdivision requirements
-

11. Conclusion

This pre-meeting project document demonstrates the development team's preparedness and commitment to ensuring full compliance with Seminole County's planning and environmental standards. The proposed townhouse project will serve as a **model for medium-density urban infill**, aligning with county growth policies and sustainability objectives.

Through collaboration with the county's planning and engineering departments, the project aims to proceed efficiently toward approval and construction, contributing positively to the region's residential landscape.

12. Appendices

Appendix 0: Site Map existing condition

Appendix A: Conceptual sketch Site Plan

Appendix B: Utility Map and Connection Points (to be completed)

Appendix C: Property Card

Appendix D: Preliminary Stormwater and Grading Diagram (to be completed)

Appendix E: Traffic and Access Diagram (to be completed)

Appendix F: Environmental Summary and Tree Survey (to be completed)

Prepared by:

Project Development Team

Seminole County, Florida

Date: October 2025

Wyndell Bryant

Thorsten Flammann



Raquel Guerra C.



Appendix 0

Site Map Existing Conditions

X Q

315173523

28A

Marker St

Ronald Reagan Blvd

46.96
46.9
Haymans Add
To Altamonte
2311 2

32

143.78

61

53A

62

62B

62E

62C

64

55

53A

139.415

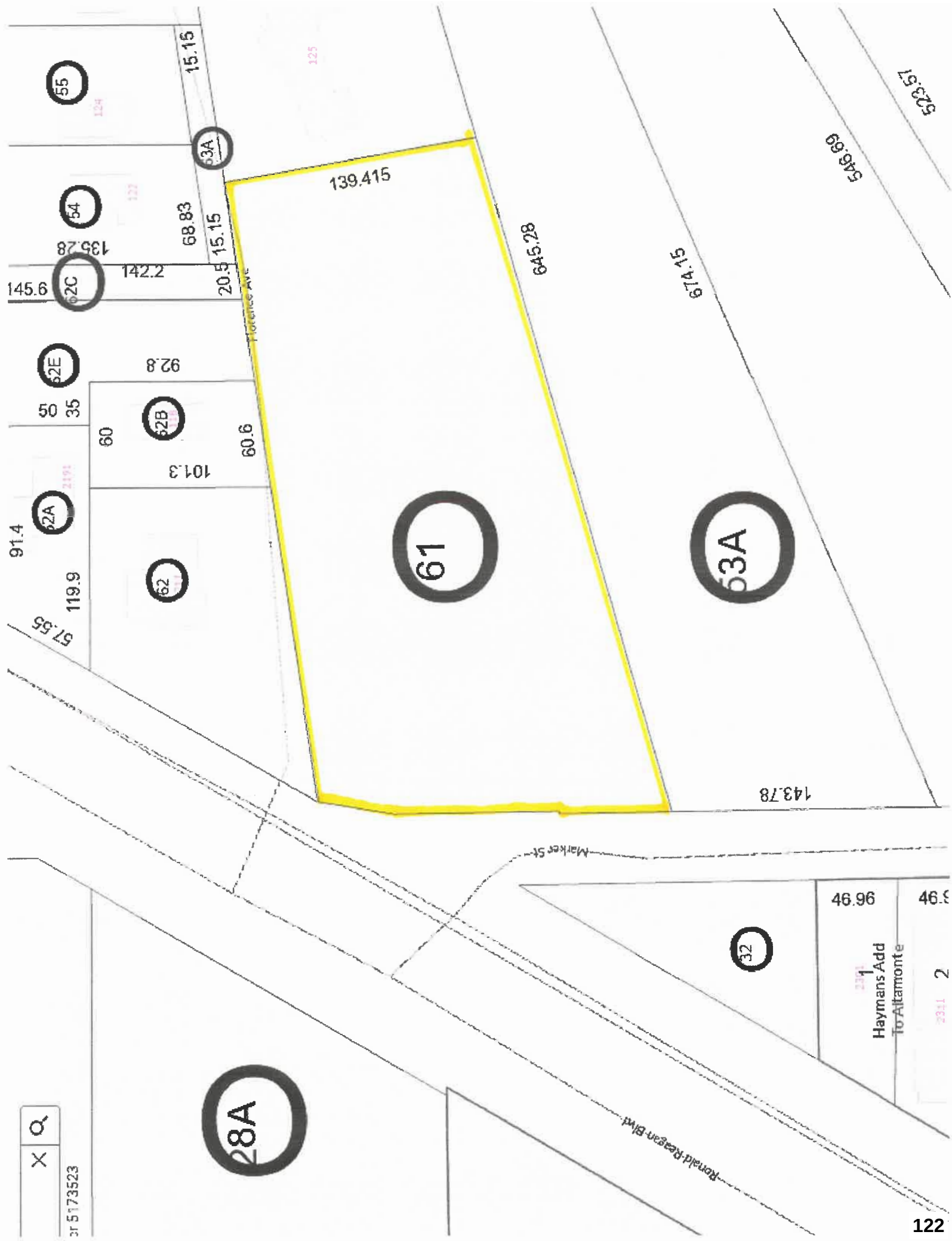
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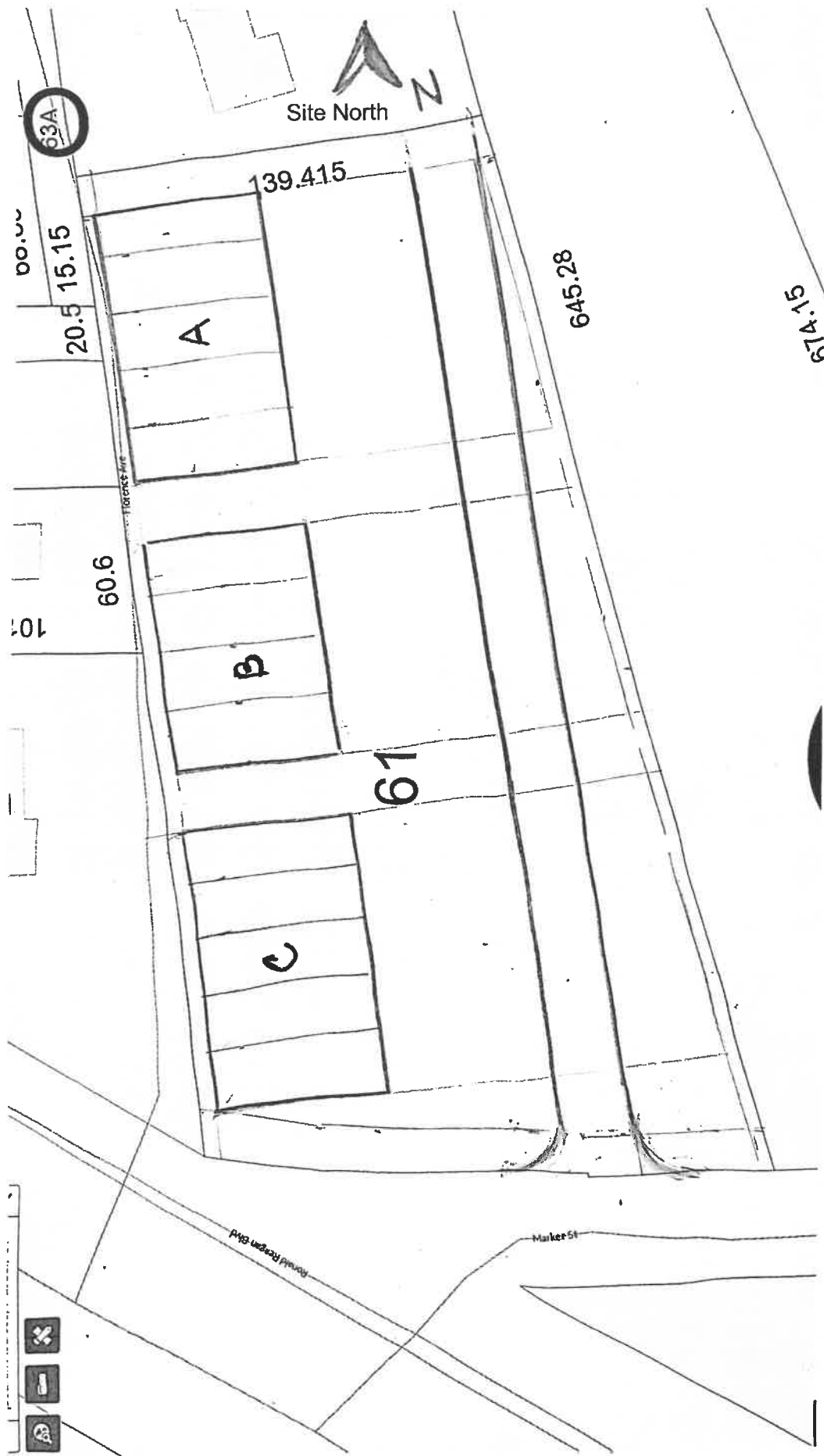
523.57

122



Appendix A

Conceptual Sketch Site Plan



Appendix B

Utility Map and Connection Points (to be completed)

Appendix C

Property Card

Appendix D

Preliminary Stormwater and Grading Diagram (to be completed)

Appendix E

Traffic and Access Diagram (to be completed)

Appendix F

Environmental Summary and Tree Survey (to be completed)

Property Record Card



Parcel: 07-21-30-300-0610-0000
 Property Address:
 Owners: FLORENCE, CAROL Y; MOODY, GLORIA F; VERBIE C
 FLORENCE REV TRUST; FLORENCE VERBI...
 2026 Market Value \$58,275 Assessed Value \$58,275 Taxable Value \$58,275
 2025 Tax Bill \$

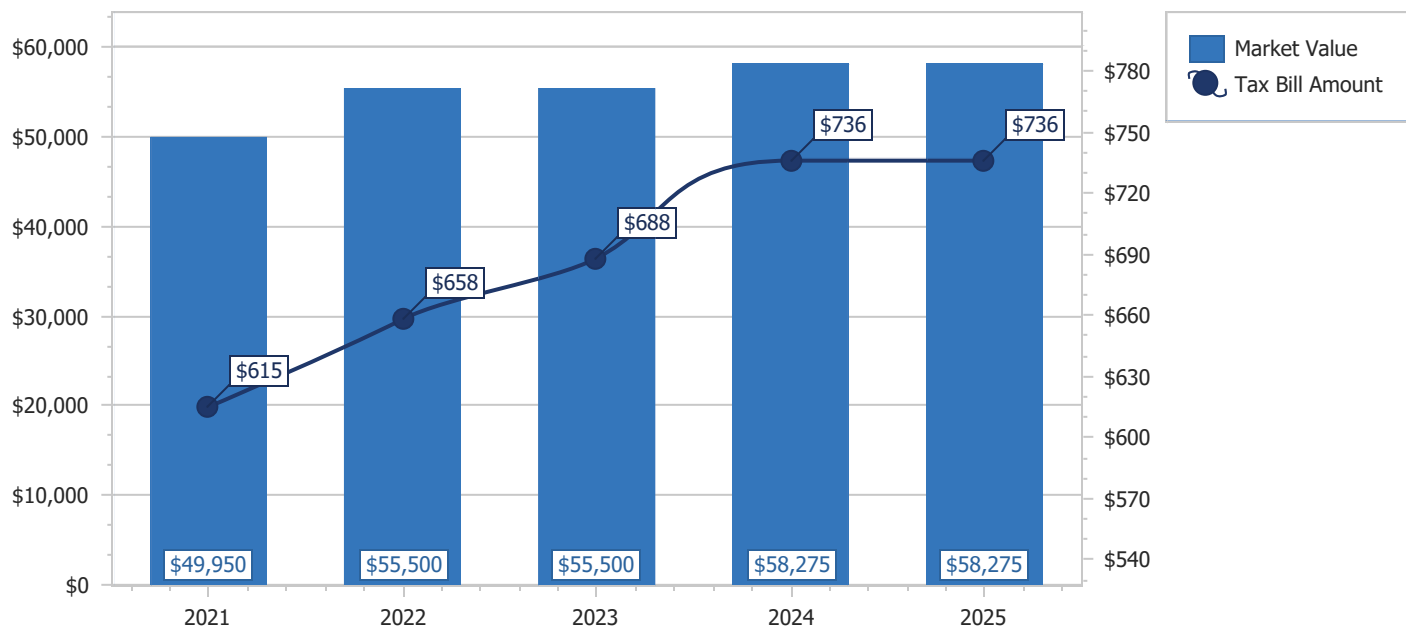
Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Legal Description

SEC 07 TWP 21S RGE 30E BEG 200 FT S OF NW
COR OF E 1/2 OF SE 1/4 OF SW 1/4 RUN N 81
DEG 35 MIN E 411.12 FT N 5 DEG 46 MIN 32
SEC E 139.415 FT S 74 DEG W 441.35 FT N 200
FT TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,275	\$0	\$58,275



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

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

Receipt Details

Date: 10/20/2025 4:07:09 PM
Project: 2

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 7, 2025, in order to place you on the Wednesday, November 12, 2025 meeting agenda.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Medium Density Residential and a zoning designation of R-1 (Single-Family Dwelling).
- Staff may support a Rezone to R-3A (Multiple-Family Dwelling) zoning district.
- The subject site is located within the City of Altamonte Springs Utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS

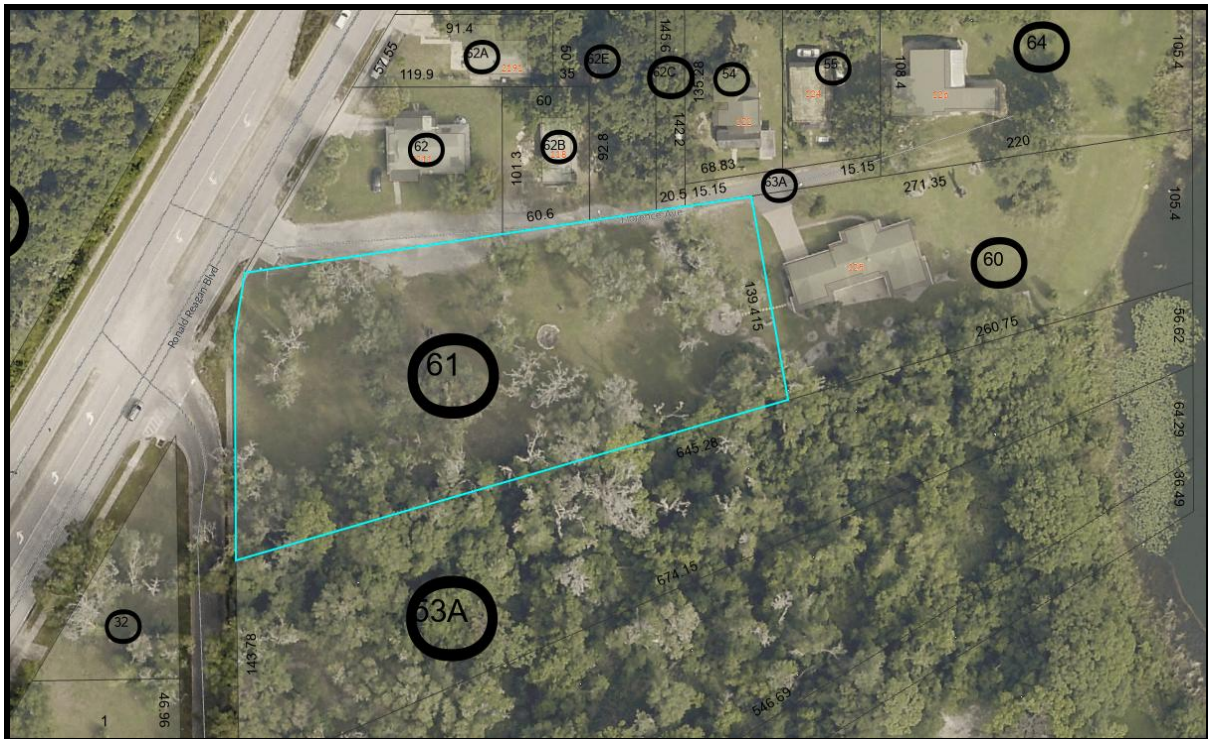
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
2	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
4	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
5	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.

6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Building Division	10/30/25: - Standard building permitting will apply - Each townhome will require a separate permit package - Each townhome building can be one plan set, and that plan set can be uploaded to each applicable townhome permit for that building. - Separate permits required for any additional structures, such as signage, fence/ gates systems, etc...
9	Comprehensive Planning	Site has a Future Land Use of MDR (Medium Density Residential). The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification. The proposed use appears consistent with the MDR Future Land Use and needs to meet all requirements of the underlying zoning district.
10	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.
11	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.
12	Environmental Services	This development is not within any sanitary sewer service areas so onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service it instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City of Altamonte water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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 system sizing, standards, and any other questions/concerns that you may have.

13	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
14	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
15	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)
16	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
17	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
18	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
19	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
20	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)
21	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
22	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
23	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of preserved non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.

24	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
25	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)
26	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
27	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
28	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)
29	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
30	Planning and Development	The subject property has a Future Land Use (FLU) of Medium Density Residential and a zoning designation of R-1 (Single-Family Dwelling).
31	Planning and Development	A Rezone to R-3A would be required to allow for townhomes.

32	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission (P&Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting. Step 1 – Rezone Requires a recommendation from P&Z and final decision by the BCC. Step 2 – Preliminary Subdivision Plan (PSP) If the property is being subdivided, a PSP must be submitted for technical review and approval by P&Z. If subdivision of the subject site is not being proposed, this step may be skipped. Step 3 – Site Plan/Final Engineering Approval of the plans reviewed administratively Step 4 – Final Plat If the property is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the BCC as a consent agenda item.
33	Planning and Development	Community Meeting Procedures Section 30.3.5.3: Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
34	Planning and Development	A School Concurrency Application must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us.
35	Planning and Development	The R-3A (Multiple-Family Dwelling) district has a maximum density of ten (10) dwelling units per net buildable acre. 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.
36	Planning and Development	The building setbacks for the R-3A zoning district are: Front - 25 feet Side yard - 25 feet Rear - 25 feet

37	Planning and Development	The parking requirement for residential units that are 1,000 square feet or greater is: 2 parking spaces for every dwelling unit. For 14 townhomes, 28 spaces would be required. Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
38	Planning and Development	A photometric plan will be required for outdoor lighting. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE
39	Planning and Development	Per SCLDC Section 30.4.8.3(a) General Provisions and Exception in R-3A, a 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 shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.
40	Planning and Development	Per SCLDC Section 30.4.8.3(d) General Provisions and Exception in R-3A, recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.
41	Planning and Development	Per SCLDC Section 30.4.8.3(h) General Provisions and Exception in R-3A, if covered storage for vehicles is provided, garage doors may not face a public right-of-way.
42	Planning and Development	The maximum allowable building height is 35 feet.
43	Planning and Development	The proposed project is subject to Subdivision Review Process as explained in comment #32 above. SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
44	Planning and Development	The subject site is located within the City of Altamonte Springs Utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.
45	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
46	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.

47	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
48	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
49	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)
50	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin, but this is an isolated sub basin.
51	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.
52	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The Ronald Reagan Boulevard stormwater design was designed to take a portion of the drainage for the site. The site will be required to not exceed these requirements. Only the area modeled to go to the County drainage system will be allowed to discharge there.
53	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and west.
54	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Ronald Reagan Boulevard.
55	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site does not currently show a stormwater pond. Underground retention would not be allowed for any residential use.

56	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com
57	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
58	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway and 330' on a Collector or Arterial roadway. The access needs to be as far away from Ronald Reagan Boulevard.
59	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. The current ROW is only 40' wide and is required to be 50' minimum.
60	Public Works - Engineering	Please note that the sidewalk along Marker Street may not be to County standards for width. Unless the sidewalk is minimum 5' wide, not cracked and or meet ADA cross slope requirements, it will have to be fixed at final engineering approval as part of this project.
61	Public Works - Impact Analysis	No Review Required. Trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1037

Title:

PARADISE LAWNS & LANDSCAPING INC - PRE-APPLICATION

Project Number: 25-80000115

Project Description: Proposed Special Exception for a landscape contractor and nursery on 6.69 acres in the A-1 Zoning District located on the south side of W SR 46, east of Glade View Drive

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

Parcel ID: 25-19-29-300-0270-0000+

BCC District: 5-Herr

Applicant: Eric Olseen (321) 848-8481

Consultant: N/A



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

PROJ. #: 25-80000115
Received & paid: 10/21/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Paradise Lawns & Landscaping, Inc.
PARCEL ID #(S): 25-19-29-300-0270-0000^{3.54} & 25-19-29-300-027A-0000^{3.15}
TOTAL ACREAGE: 6.74 BCC DISTRICT: 5: Herr
ZONING: A-1 FUTURE LAND USE: ~~Same as current~~ SE

APPLICANT

NAME: Eric Olseen COMPANY: Paradise Lawns & Landscaping, Inc.
ADDRESS: 6401 Sorrell Drive
CITY: Cocoa STATE: FL ZIP: 32926
PHONE: 321 848 8481 EMAIL: Eric@Paradiselawnsfl.com

CONSULTANT

NAME: N/A 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: Land is currently used for a Landscape Business and operates a Nursery. We would continue to do the same.

STAFF USE ONLY

COMMENTS DUE: 10/31 COM DOC DUE: 11/6 DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1 FLU: SE LOCATION: on the south side of
W/S: Seminole County BCC: 5: Herr SE 46, east of Grand View Dr

Agenda: 11/7

ZONED A-1
(no change)

Detailed Narrative

6275 W. SR 46

Parcel Ids 25-19-29-300-0270-0000
25-19-29-300-027A-0000

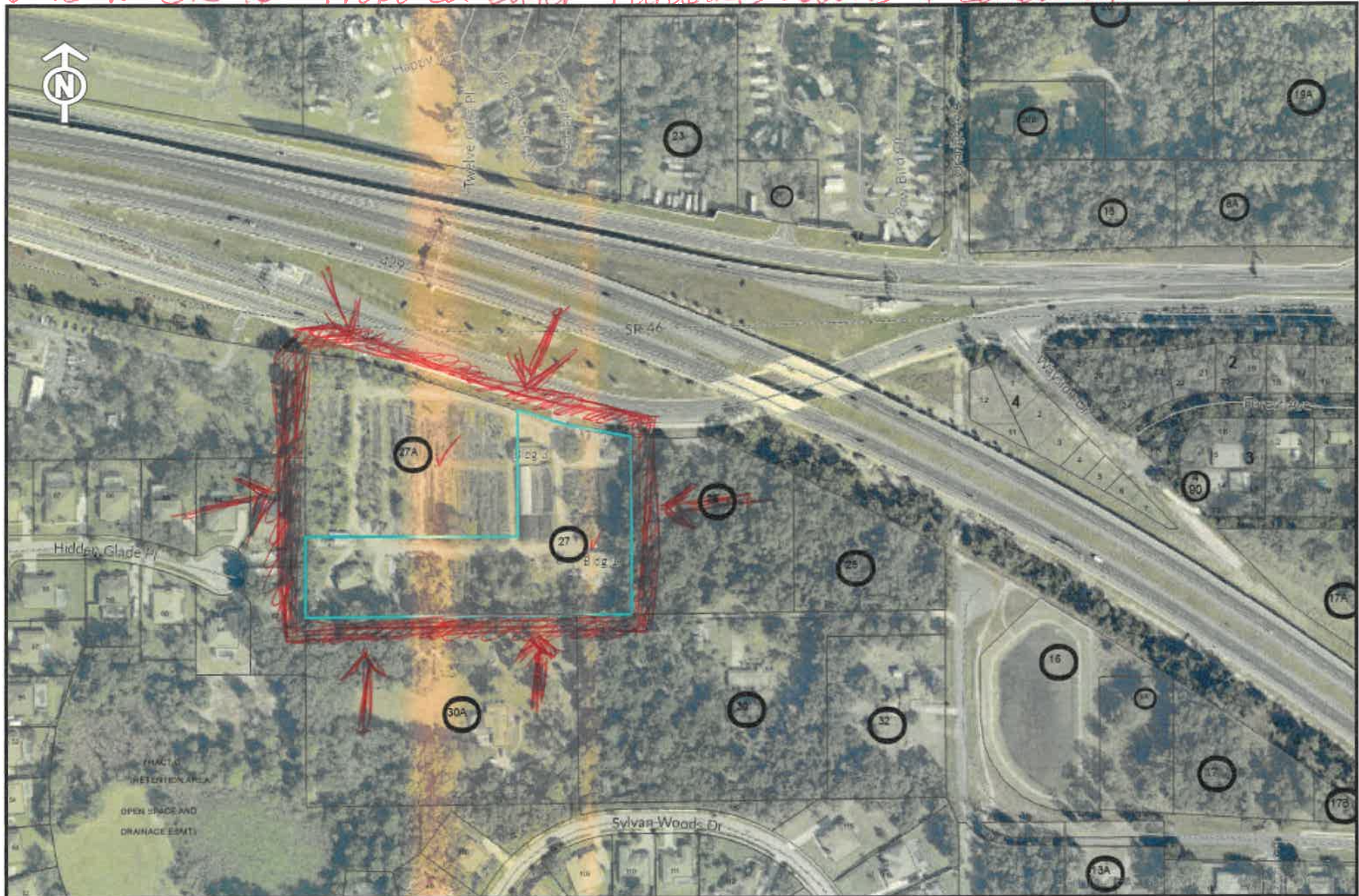
Property is currently operated as a Landscaping Business. There is a preexisting home and several Buildings. There are greenhouses and existing irrigation systems. There is a wholesale Nursery operating from this location as well.

Paradise Lawns & Landscaping is interested in purchasing Property. Paradise would run a Landscape Business utilizing greenhouses, existing systems & Nursery as it is with improvements to the land and conditions as needed. The current home would be occupied by one family as zoning indicates.

ETN
20-1480506

Eric Olseen
(321) 848 8481
OWNER
Paradise Lawns & Landscaping, Inc.

6275 W. SR 46 - Proposed buyer: Paradise Lawns & Landscaping Inc.



 **DAVID JOHNSON, CFA**
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 10/21/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

Property Record Card



Parcel: 25-19-29-300-0270-0000
Property Address: 6275 W SR 46 SANFORD, FL 32771
Owners: LAFLEUR PROPERTIES & CONSULTING LLC
2026 Market Value \$945,208 Assessed Value \$622,781 Taxable Value \$622,781
2025 Tax Bill \$6,556.04 Tax Savings with Non-Hx Cap \$3,693.62
Ornamentals property w/1st Building size of 960 SF and a lot size of 3.59 Acres

Parcel Location



Site View



25192930002700000 04/19/2023

Parcel Information

Parcel	25-19-29-300-0270-0000
Property Address	6275 W SR 46 SANFORD, FL 32771
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$460,641	\$465,402
Depreciated Other Features	\$35,442	\$34,217
Land Value (Market)	\$449,125	\$449,125
Land Value Agriculture	\$126,698	\$126,698
Just/Market Value	\$945,208	\$948,744
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,865
P&G Adjustment	\$0	\$0
Assessed Value	\$622,781	\$588,452

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,249.66
Tax Bill Amount	\$6,556.04
Tax Savings with Exemptions	\$3,693.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
S 660 FT OF N 1650 FT OF W
660 FT OF E 1320 FT OF NW
1/4 (LESS BEG 1145.01 FT S
+ 890 FT W OF N 1/4 COR
RUN S 346.21 FT W 430 FT N
363.76 FT SELY ALONG RD
430.67 FT TO BEG + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$622,781	\$0	\$622,781
Schools	\$622,781	\$0	\$622,781
SJWM(Saint Johns Water Management)	\$622,781	\$0	\$622,781

Sales

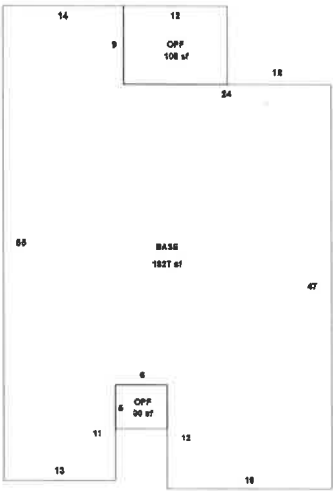
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Improved	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Improved	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Improved	No
QUIT CLAIM DEED	9/1/1994	\$100	02839/0203	Improved	No
QUIT CLAIM DEED	3/1/1994	\$100	02753/1405	Improved	No
WARRANTY DEED	7/1/1988	\$54,000	01984/1102	Vacant	No
WARRANTY DEED	7/1/1988	\$27,000	01984/1099	Vacant	No
TRUSTEE DEED	7/1/1988	\$27,000	01984/1096	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$17,700	01084/0182	Improved	No
WARRANTY DEED	1/1/1973	\$40,000	00970/0988	Improved	Yes

Land

Units	Rate	Assessed	Market
2.59 Acres	\$125,000/Acre Market, \$655/Acre AG	\$1,698	\$324,125
1 Acres	\$125,000/Acre	\$125,000	\$125,000

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	2013
Bed	
Bath	
Fixtures	7
Base Area (ft²)	1827
Total Area (ft²)	1965
Constuction	CB/STUCCO FINISH
Replacement Cost	\$164,477
Assessed	\$157,076

* Year Built = Actual / Effective

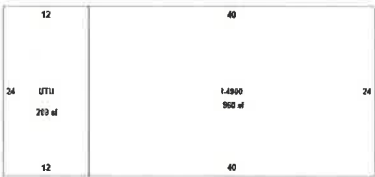


Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	108
OPEN PORCH FINISHED	30

Building Information	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1990/1991
Bed	
Bath	
Fixtures	0
Base Area (ft²)	960
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$47,900
Assessed	\$29,698

* Year Built = Actual / Effective

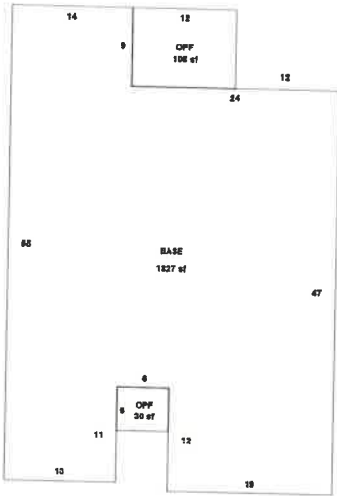


Building 1

Appendages	
Description	Area (ft²)
UTILITY UNFINISHED	288

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1900
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$300,128
Assessed	\$273,867

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft²)
CANOPY	560

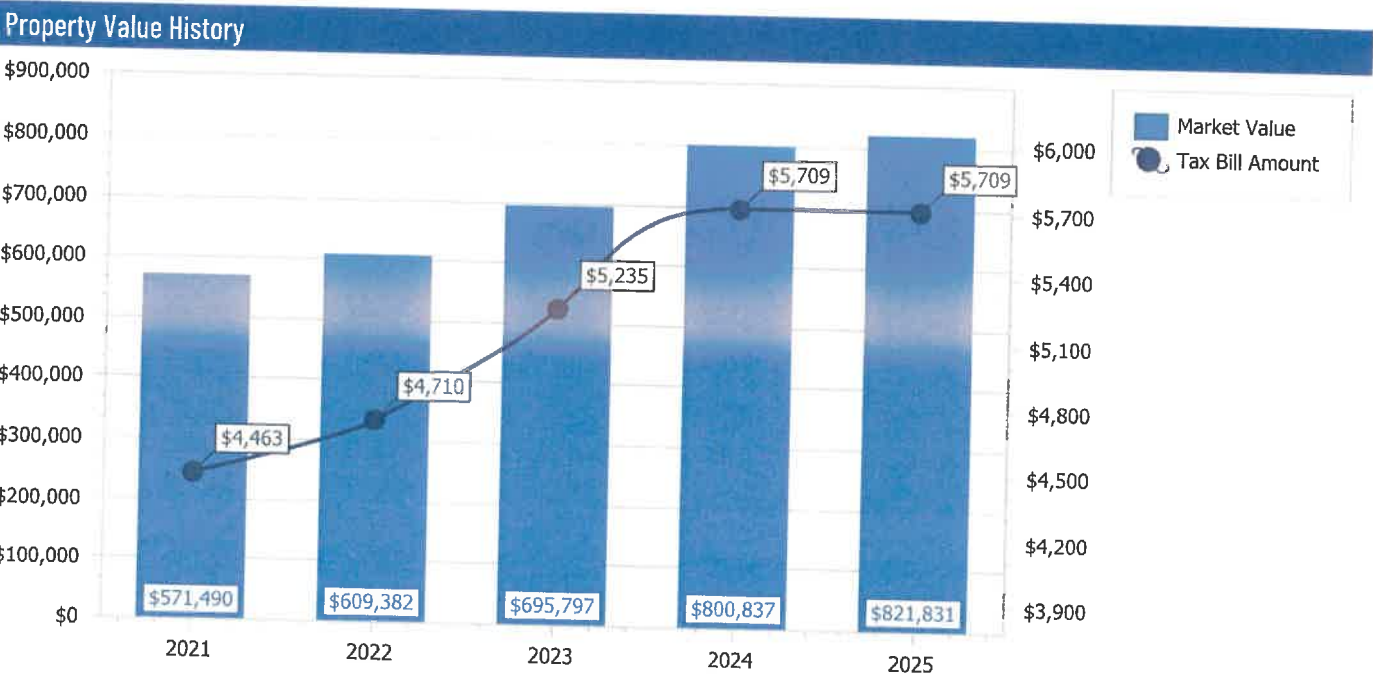
Permits				
Permit #	Description	Value	CO Date	Permit Date
08838	ELECTRICAL	\$18,400		5/30/2018
11340	DEMOLISH ALL COMMERCIAL BUILDINGS/STRUCTURES	\$25,000		8/18/2017
10748	ELECTRICAL	\$2,200		8/7/2017
01390	WHOLE HOUSE WATER TREATMENT SYSTEM	\$5,940		2/18/2014
04961	08/27/2013 04:25:34 PM Created by: Kim Permit Key 12013061404961 was added!	\$200,725	12/10/2013	6/14/2013
04265	INSTALL A/C UNIT	\$2,000		6/1/1995
01644	FAIRFIELD FARMS STORAGE BARN	\$99,000		3/1/1994
01645	FAIRFIELD FARMS STORAGE BARN	\$14,080		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1980	1	\$0	\$0
CARPORT 1	1980	1	\$3,000	\$1,800
FIREPLACE 1	2013	1	\$3,000	\$2,100
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
GREENHOUSE	2016	6370	\$23,442	\$23,442

Tuesday, October 21, 2025

Zoning		School Districts	
Zoning	A-1	Elementary	Region 1
Description	Agricultural-1Ac	Middle	Markham Woods
Future Land Use	SE	High	Seminole
Description	Suburban Estates		

Political Representation		Utilities	
Commissioner	District 5 - Andria Herr	Fire Station #	Station: 34 Zone: 342
US Congress	District 7 - Cory Mills	Power Company	FPL
State House	District 36 - Rachel Plakon	Phone (Analog)	AT&T
State Senate	District 10 - Jason Brodeur	Water	Seminole County Utilities
Voting Precinct	Precinct 2	Sewage	Seminole County Utilities
		Garbage Pickup	MON/THU
		Recycle	THU
		Yard Waste	NO SERVICE
		Hauler #	Waste Pro



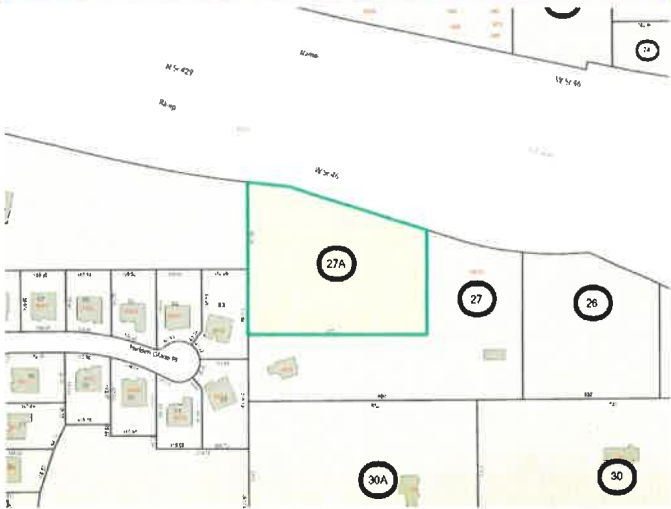
Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: 25-19-29-300-027A-0000
Property Address:
Owners: LAFLEUR PROPERTIES & CONSULTING LLC
2026 Market Value \$393,625 Assessed Value \$2,063 Taxable Value \$2,063
2025 Tax Bill \$22.29 Tax Savings with Exemptions \$4,230.20
Ornamentals property has a lot size of 3.15 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-027A-0000
Property Address	
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 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)	\$393,625	\$393,625
Land Value Agriculture	\$2,063	\$2,063
Just/Market Value	\$393,625	\$393,625
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,063	\$2,063

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,252.49
Tax Bill Amount	\$22.29
Tax Savings with Exemptions	\$4,230.20

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
BEG 1145.01 FT S + 890 FT
W OF N 1/4 COR RUN S
346.21 FT W 430 FT N
363.76 FT SELY ALONG RD
430.67 FT TO BEG (LESS RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,063	\$0	\$2,063
Schools	\$2,063	\$0	\$2,063
SJWM(Saint Johns Water Management)	\$2,063	\$0	\$2,063

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Vacant	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Vacant	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Vacant	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Vacant	No
TRUSTEE DEED	7/1/1988	\$36,000	01984/1125	Vacant	No
WARRANTY DEED	7/1/1988	\$36,000	01984/1122	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$8,900	01084/0183	Vacant	No
WARRANTY DEED	1/1/1973	\$20,000	00970/0989	Vacant	Yes

Land			
Units	Rate	Assessed	Market
3.15 Acres	\$125,000/Acre Market, \$655/Acre AG	\$2,063	\$393,625

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

* Year Built = Actual / Effective

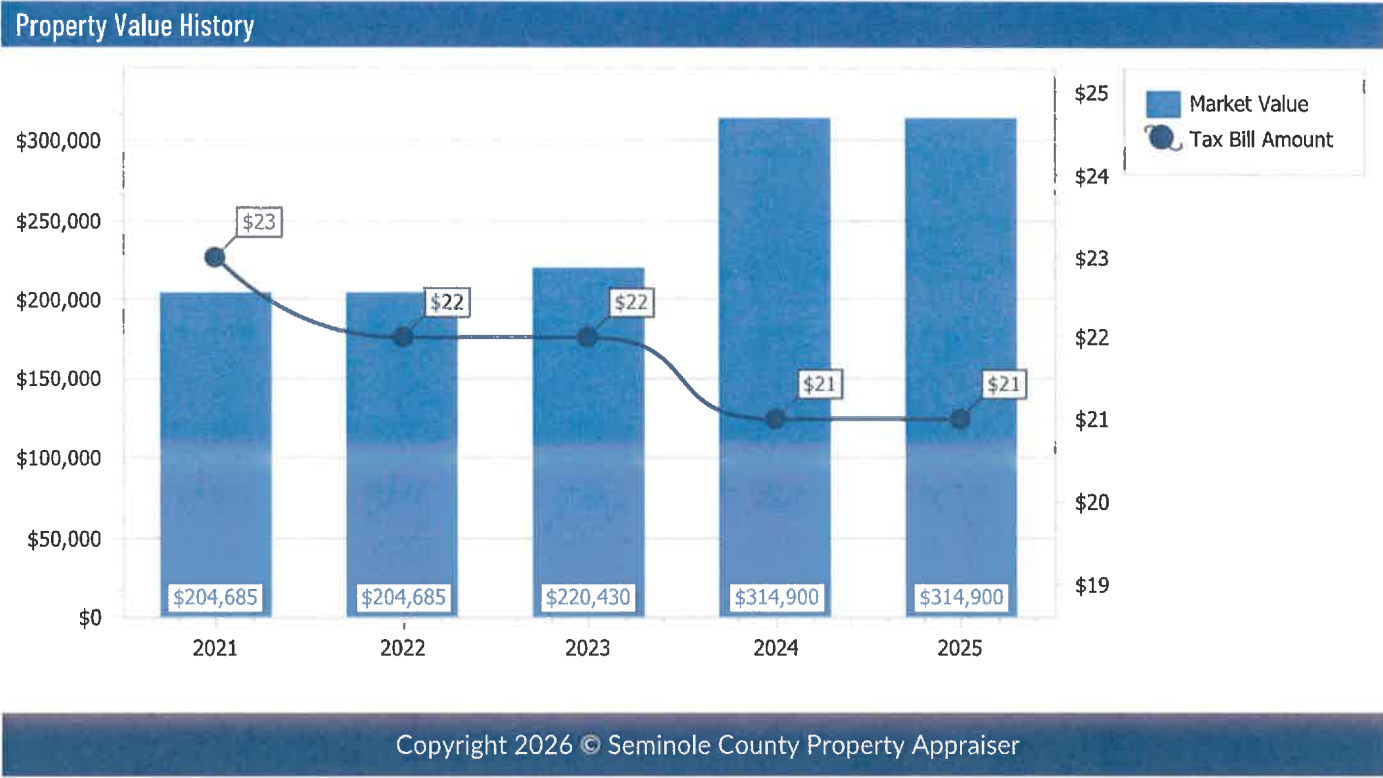
Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning		School Districts	
Zoning	A-1	Elementary	Region 1
Description	Agricultural-1Ac	Middle	Markham Woods
Future Land Use	SE	High	Seminole
Description	Suburban Estates		

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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 10/21/2025 12:13:00 PM
Project: 25-80000115
Credit Card Number: 60*****0027
Authorization Number: 02154Q
Transaction Number: 21102502C-ECF81D0F-C7BD-4B89-803B-B686F30FFF5B
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	PARADISE LAWNS & LANDSCAPING INC	PROJ #: 25-80000115
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/21/25	
RELATED NAMES:	EP ERIC OLSEEN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	25-19-29-300-0270-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A LANDSCAPING AND NURSERY BUSINESS ON 6.69 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
NO OF ACRES	6.69	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, EAST OF GLADE VIEW DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
ERIC OLSEEN PARADISE LAWNS & LANDSCAPING 6401 SORRELL DR COCOA FL 32926 (321) 848-8481 ERIC@PARADISELAWNSFL.COM		N/A

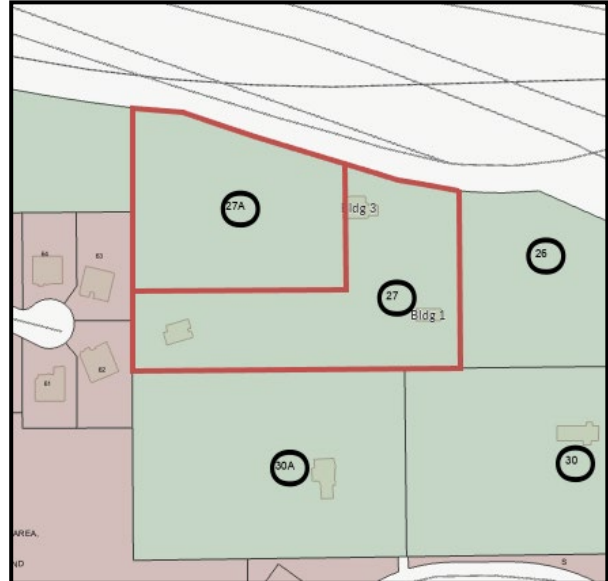
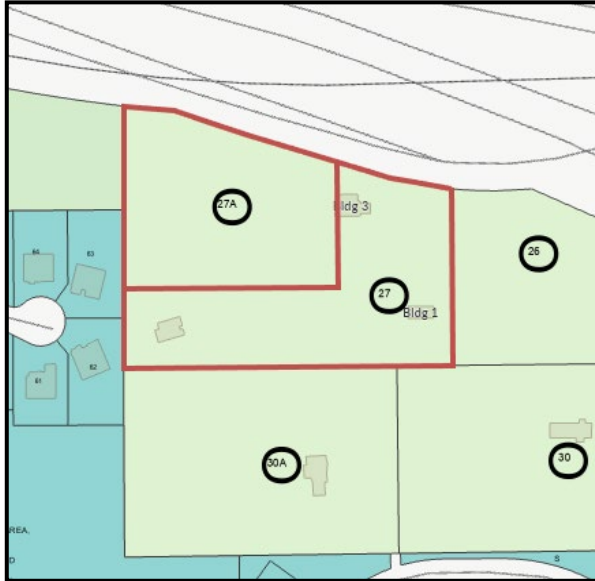
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has Suburban Estates Future Land Use and A-1 (Agriculture) Zoning.
- A landscape contractor, when operating as an accessory use to a wholesale nursery or tree farm, is only permitted in the A-1 zoning district with a Special Exception approved by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
3.	Building Division	Any proposed modifications, new structures, additions, alterations or extension to the existing electrical, mechanical or plumbing systems will require an approved permit prior to commencing.	Info Only
4.	Comprehensive Planning	Future Land Use of SE (Suburban Estates). The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. The proposed site appears consistent with the Suburban Estates Future Land Use and will need to also meet underlying zoning requirements.	Info Only
5.	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 south side of State Road 46.	Info Only
6.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal systems (OSTDS) aka septic system will be needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) 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	Info Only

		for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
7.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" reclaim water main running along the south side of State Road 46.	Info Only
8.	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
9.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
10.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
11.	Planning and Development	The minimum building setbacks for the A-1 zoning district are: Front yard: Fifty (50) feet Rear yard: Thirty (30) feet Side yard: Ten (10) feet *The maximum allowable building height is Thirty-five (35) feet. **Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.	Info Only

12.	Planning and Development	Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval	Info Only
13.	Planning and Development	Special Exception approval may take between 4 - 6 months and goes before the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only
14.	Planning and Development	30.3.1.5 Special exceptions. (a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards; and	Info Only

		(6) Meets the following additional requirements if located in the applicable zone: (a) If located in A-10, A-5, A-3, or A-1: i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.	
15.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015- 33). https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management	Info Only
16.	Planning and Development	The subject property is within the Wekiva River Protection Area (WRPA). For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at https://www.seminolecountyfl.gov/docs/default-source/pdf/wekivariverareafactsheetnovember2024ada.pdf?sfvrsn=4b30805d_3	Info Only
17.		Policy FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards A. To encourage the protection of natural resources as required by the Wekiva River Protection Act, the County shall continue to enact and implement land development regulations passed as necessary to enforce the following policies that shall apply to properties located within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area: 1 Development design shall demonstrate that at least fifty (50) percent of the trees within developable areas (including areas subject to residential platting) are preserved on site. The intent of this policy is to guide the design and location of development to protect on-site habitats, wildlife, and wildlife corridors. When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented. This ratio shall require an increasing number of replacement trees based upon caliper size. Replacement trees are required to be native species and planted on site in common areas and as street trees. Construction methods that reduce the need to remove trees shall be encouraged. 2 An upland buffer averaging fifty (50) feet wide, but no less than twenty-five (25) feet shall be maintained surrounding areas identified as containing floodplain	

		and/or wetlands or properties designated as preserve areas or conservation easements. Development activity, including the placing or depositing of fill, within wetlands and the one-hundred 100-year floodplain (as adopted by FEMA) shall be prohibited, except in cases of overriding public interest. Floodplain impacts will require compensating storage. 3 Preservation of property within the Protection Area consisting of wetlands, rare upland habitat, greenways, listed species and their habitat, and wildlife corridors shall be encouraged through the clustering of dwelling units with the goal of permanently preserving these unique open spaces. The County shall consider accepting offers of conservation easements over preserved property for the purpose of maintaining ecologically significant wetlands, habitat, greenways, corridors, and listed species. 4 As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including endangered, threatened, or species of special concern pursuant to Rules 39- 27.003, 39-27.004 and 39-27.00, Florida Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory. Protection of listed species shall be accomplished either through onsite preservation or through relocation within the Protection Area through completion of a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be accepted unless the Florida Fish and Wildlife Conservation Commission determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease. B. The County shall apply the policies set forth in subsections (a)(1) through (a)(4) to properties seeking to develop within the Protection Area prior to the enactment of the land development regulations implementing those policies. C. The County shall continue to enforce the land development regulations enacted to further the protection of natural resources within the Protection Area: 1 Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent	
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		possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land). 2 On property with the Suburban Estates land use designation, wetlands, rare upland habitat, greenways, and wildlife corridors preserved by clustering or the creation of open space through the use of Planned Development zoning shall be permanently protected by dedication to the St. Johns River Water Management District or through the establishment of conservation easements. If necessary for the protection of natural resources, proposed developments with the Suburban Estates land use designation will be required to implement clustering through PD zoning provided; however, the net density of the proposed development cannot exceed one (1) unit per net buildable acre. As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. The most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission and current information from the Florida Natural Areas Inventory will be utilized. If an endangered, threatened, or species of special concern is determined to exist on-site, then development shall be accomplished in a manner so as to avoid the habitat of the species and to provide appropriate habitat buffers as determined by the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Development shall proceed only after the boundaries of protected habitat areas sufficient to sustain viable populations of said species have been defined.	
18.	Planning and Development	East Lake Sylvan Transitional Area: The subject property is within the East Lake Sylvan Transitional Area. A maximum density of up to 2.5 dwelling units per net buildable acre is allowed. Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall be approved only under the Planned Development (PD) land use designation and shall include a clustering concept that maintains a minimum of 25 percent open space on the site. (SCLDC Chapter 30 Part 58; FLU Element Policy 12.2 and Exhibit-4)	Info Only
19.	Planning and Development	The subject property is within the SR 46 Scenic Corridor District. Per Sec. 30.10.9.4 Applicability - All new development, excluding single-family lots existing on the effective date of this Part and except as may be otherwise be provided for in this Part, within the scenic corridor established by this	Info Only

		Part including, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with each and every requirement of this Part, in addition to each and every requirement of any other applicable provisions of the Seminole County Land Development Code. If there was any new development on the subject site it would be required to follow the development standards within the SR 46 Scenic Corridor Overlay District.	
20.	Planning and Development	Community Meeting Procedures The Applicant will be required at the time of the Special Exception to conduct a community meeting. Per Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
21.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
24.	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
25.	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	Info Only

		accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
26.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin. The Yankee Lake Drainage basin is considered Land Locked and may require additional drainage requirements if development of the site is done.	Info Only
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
28.	Public Works - Engineering	The site is in a land locked basin. If any new impervious is proposed, then the site will have to meet stormwater requirements for the site. This may include water quality for the entire site and retention for any new impervious.	Info Only
29.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only
30.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to State Road 46.	Info Only
31.	Public Works - Engineering	A detailed drainage analysis may be required at final engineering if any development is done on the property.	Info Only
32.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
34.	Public Works - Engineering	Any proposed modifications to the existing accesses would require FDOT approval. The existing access should remain as is.	Info Only
35.	Public Works - Impact Analysis	No Review Required. Based on the proposed minor changes to the property, the Trip Generation change may be minimal and most likely it will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665- 7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665 -2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1039

Title:

ALAFAYA RESIDENTIAL - PRE-APPLICATION

Project Number: 25-80000116

Project Description: Proposed Rezone from R-1AA to R-1 and Subdivision for three single-family residential lots on 1.14 acres located on the west side of Alafaya Trail, south of Beasley Road

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

Parcel ID: 27-21-31-505-0000-011C

BCC District: 1-Dallari

Applicant: Stephen Ratcliff (407) 496-5784

Consultant: N/A



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

PROJ. #: 25-80000116
PM: Annie
REC'D: 10/23/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Alafaya Residential Rezone and Minor Plat

PARCEL ID #(S): 27-21-31-505-0000-011C

TOTAL ACREAGE: 1.14 acres

BCC DISTRICT: 1

ZONING: R-1AA

FUTURE LAND USE: LDR

APPLICANT

NAME: Stephen Ratcliff

COMPANY:

ADDRESS: 751 E. Chapman Road

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 407-496-5784

EMAIL: sratcliff@ratcliffproperties.com

CONSULTANT

NAME: Same as Owner

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Rezone property to R-1 for 70' minimum width lot requirement and split the property into 3 residential lots w/each lot over 1/4 acre.

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

STAFF USE ONLY

COMMENTS DUE: 10/31

COM DOC DUE: 11/6

DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AA

FLU: LDR

LOCATION:

on the west side of Alafaya Trl,
south of Beasley Rd

W/S: Seminole County

BCC: 1: Dallari

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

October 22, 2025

Dear Staff,

For reference, this parcel had a previous pre-application review (25-88800007) for a minor plat into 3 lots. This current pre-application review will show a change in the orientation of the lot boundaries and includes a request for a rezone.

Please see attached existing and proposed site plans along with a survey of a 1.14 acre parcel located directly on Alafaya Trail south of Beasley Road. The parcel is currently zoned R-1AA with a Low-Density Residential Land Use. My desire is to rezone the parcel to R-1 and split the parcel by minor plat into three (3) residential lots. The reason for the rezone to R-1 from R-1AA is to reduce the lot width requirement from 90' to 70'.

Current access to the parcel is through a recorded easement (BK 10210 PGS 620-626) to Beasley Road. The parcel also has a curb-cut onto SR 434 (Alafaya Trail), although this curb cut is not currently utilized. The Beasley Road access has been utilized since the home was built in 1984. The current address of the parcel is 111 Beasley Road.

With this request for property split utilizing the minor plat criteria, a 20' wide access to a public right of way is required for the Lot 3 shown on the Proposed site plan. This access meets the code requirement but will not be utilized for vehicular traffic between Alafaya Trail and Lot 3.

Access to Lot 1 and Lot 2 shown on the Proposed site plan will be through a cross-access easement located directly on an existing curb-cut onto SR 434 (Alafaya Trail). Lot 1 will also utilize the 20' wide recorded easement to Beasley Road. This additional access for Lot 1 will reduce the overall traffic impact from both lots fronting SR 434 (Alafaya Trail) to about 1.5 residences.

Seminole County water is located at the front of each lot. Each lot will be served by septic tank.

Please call or email me if you have any questions or comments.

Thank you for your time,

Stephen J. Ratcliff

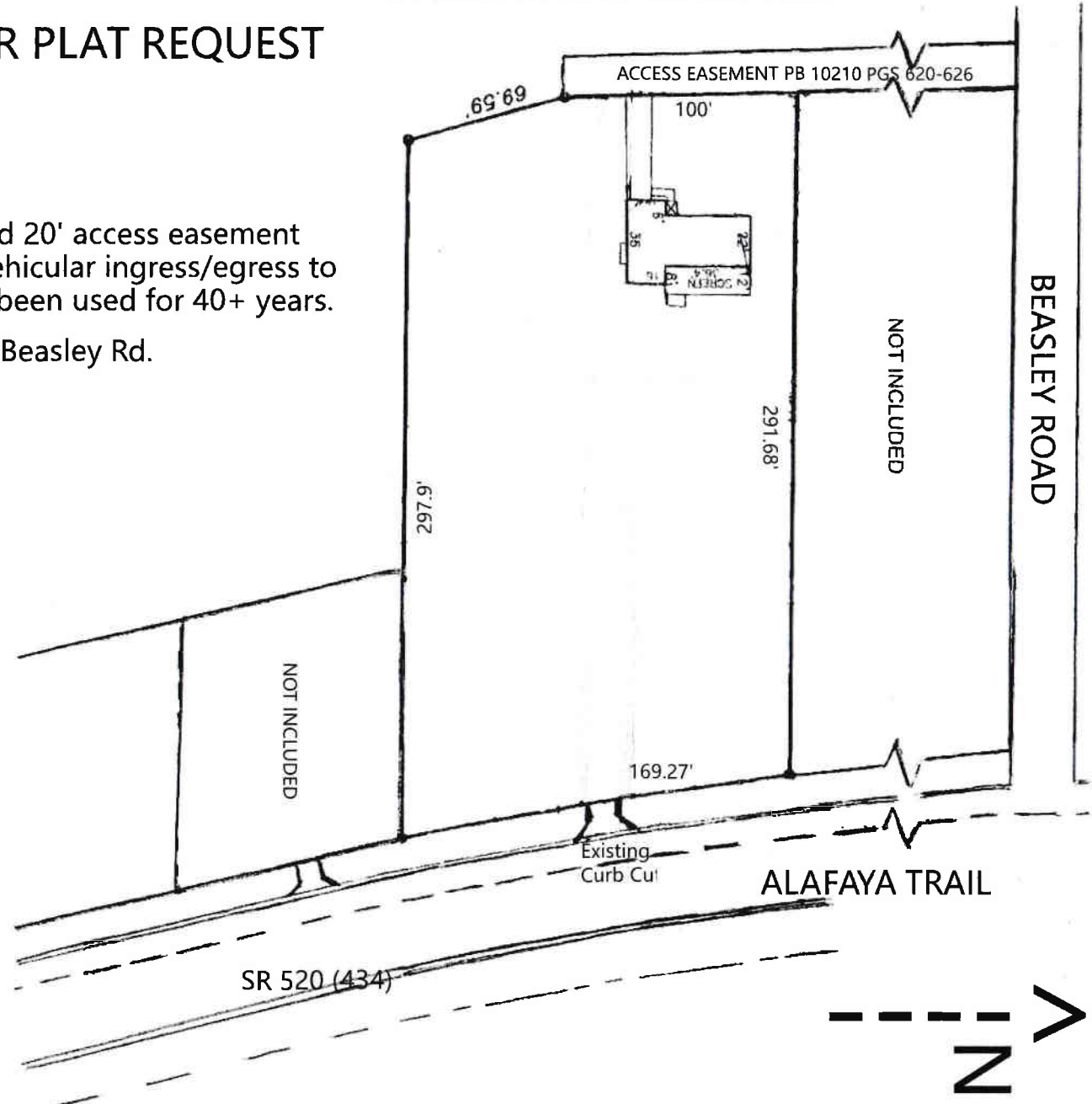
PARCEL # 27-21-31-505-0000-011C

REZONE AND MINOR PLAT REQUEST "EXISTING"

NOTES:

Parcel utilizes existing recorded 20' access easement (PB 10210 PGS 620-626) for vehicular ingress/egress to Beasley Road. This access has been used for 40+ years.

Parcel's current address is 111 Beasley Rd.



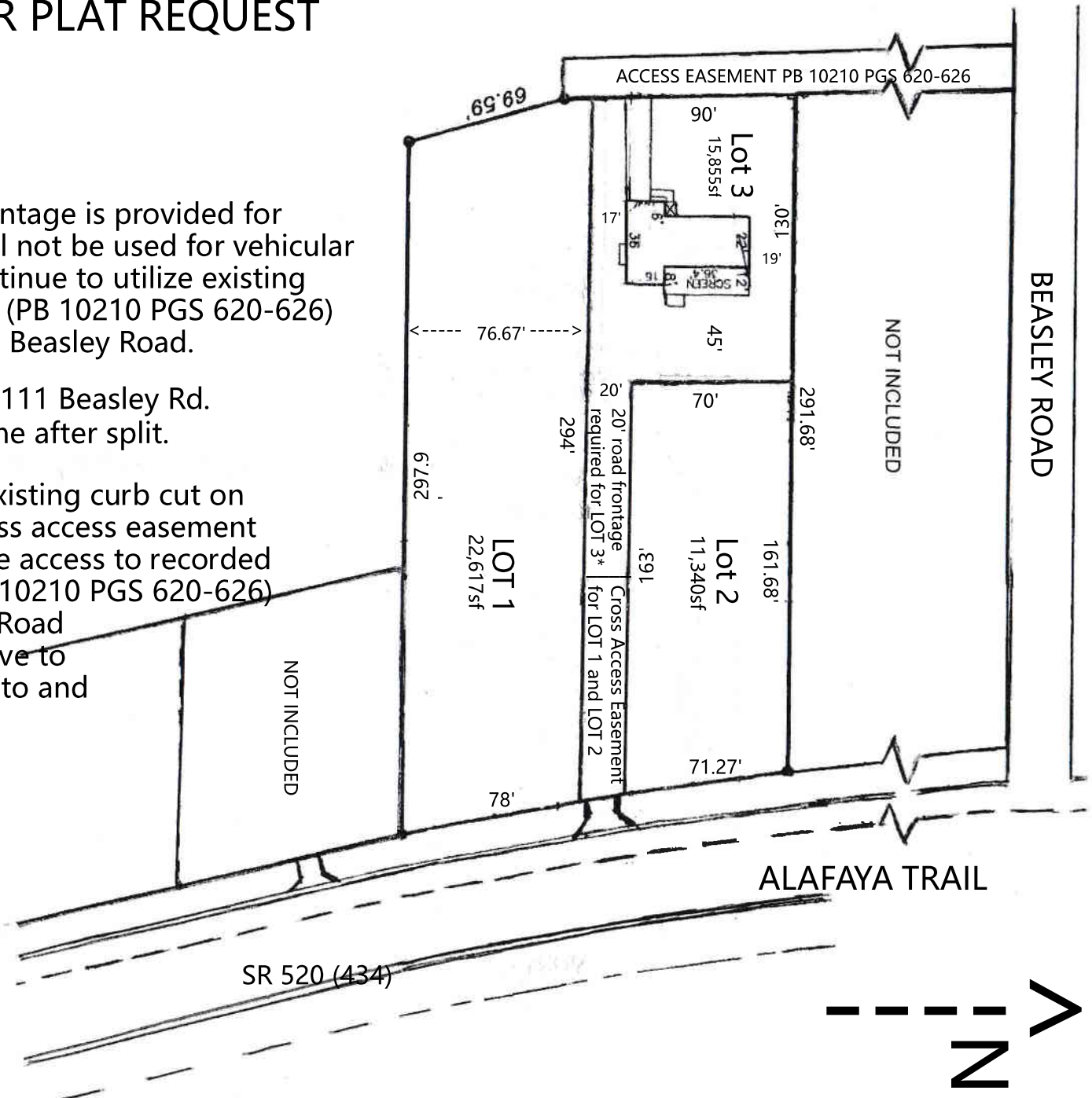
REZONE AND MINOR PLAT REQUEST "PROPOSED"

NOTES:

- * Per Requirement, 20' Road Frontage is provided for LOT 3. This 20' wide access will not be used for vehicular ingress/egress. LOT 3 will continue to utilize existing recorded 20' access easement (PB 10210 PGS 620-626) for vehicular ingress/egress to Beasley Road.

Lot 3 has a current address of 111 Beasley Rd.
Address would remain the same after split.

LOT 1 and LOT 2 shall utilize existing curb cut on SR 434 through a 20' wide cross access easement as shown. Lot 1 shall also have access to recorded 20' wide access easement (PB 10210 PGS 620-626) to Beasley Road. The Beasley Road access from LOT 1 will also serve to decrease vehicular movement to and from Alafaya Trail.



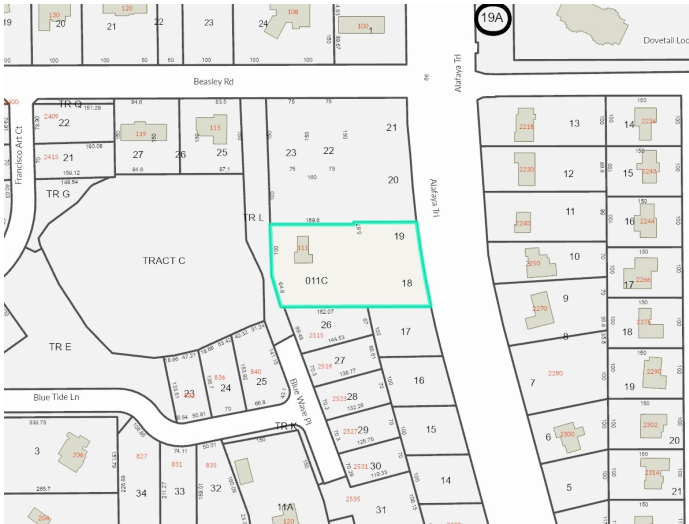
Property Record Card



Parcel: 27-21-31-505-0000-011C
 Property Address: 111 BEASLEY RD OVIEDO, FL 32765
 Owners: KAUFMANN, PAUL; STEPHEN J RATCLIFF REV TRUST
 2026 Market Value \$328,734 Assessed Value \$328,734 Taxable Value \$328,734
 2025 Tax Bill \$4,502.69

The 2 Bed/2 Bath Single Family property is 1,013 SF and a lot size of 1.13 Acres

Parcel Location



Site View



2721315050000011C 02/20/2022

Parcel Information

Parcel	27-21-31-505-0000-011C
Property Address	111 BEASLEY RD OVIEDO, FL 32765
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-6582
Subdivision	ALAFAYA TRAIL SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$137,005	\$138,739
Depreciated Other Features	\$3,900	\$2,600
Land Value (Market)	\$187,829	\$187,829
Land Value Agriculture	\$0	\$0
Just/Market Value	\$328,734	\$329,168
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	\$328,734	\$329,168

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,502.69
Tax Bill Amount	\$4,502.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

KAUFMANN, PAUL - Tenants in Common :50
 STEPHEN J RATCLIFF REV TRUST - Tenants in Common :50

Legal Description

BEG SE COR LOT 18 RUN W 325 FT N 19 DEG
20 MIN W 64.6 FT N 100 FT E 169.6 FT N 5.67
FT E 150 FT SLY ON WLY R/W S R 520 166.67 FT
TO BEG (LESS RD) ALAFAYA TRAIL SUBD PB 10
PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$328,734	\$0	\$328,734
Schools	\$328,734	\$0	\$328,734
FIRE	\$328,734	\$0	\$328,734
ROAD DISTRICT	\$328,734	\$0	\$328,734
SJWM(Saint Johns Water Management)	\$328,734	\$0	\$328,734

Sales

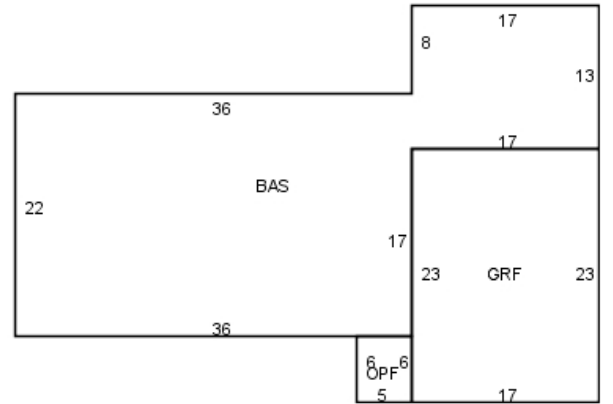
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/31/2021	\$325,000	09894/0185	Improved	Yes
QUIT CLAIM DEED	6/15/2020	\$100	09635/0847	Improved	No
WARRANTY DEED	2/1/1993	\$100	02544/1177	Improved	No
WARRANTY DEED	2/1/1992	\$24,900	02421/0952	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02421/0951	Improved	No

Land

Units	Rate	Assessed	Market
166 feet X 307 feet	\$775/Front Foot	\$187,829	\$187,829

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1013
Total Area (ft ²)	1434
Constuction	CONC BLOCK
Replacement Cost	\$173,424
Assessed	\$137,005

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	391
OPEN PORCH FINISHED	30

Permits				
Permit #	Description	Value	CO Date	Permit Date
17747	111 BEASLEY RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [ALAFAYA TRAIL SUBD]	\$7,620		10/21/2022
07952	2255 ALAFAYA TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY HOME [ALAFAYA TRAIL SUBD]	\$4,875		5/12/2021
14953	2255 ALAFAYA TRL: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [ALAFAYA TRAIL SUBD]	\$6,600		9/20/2020

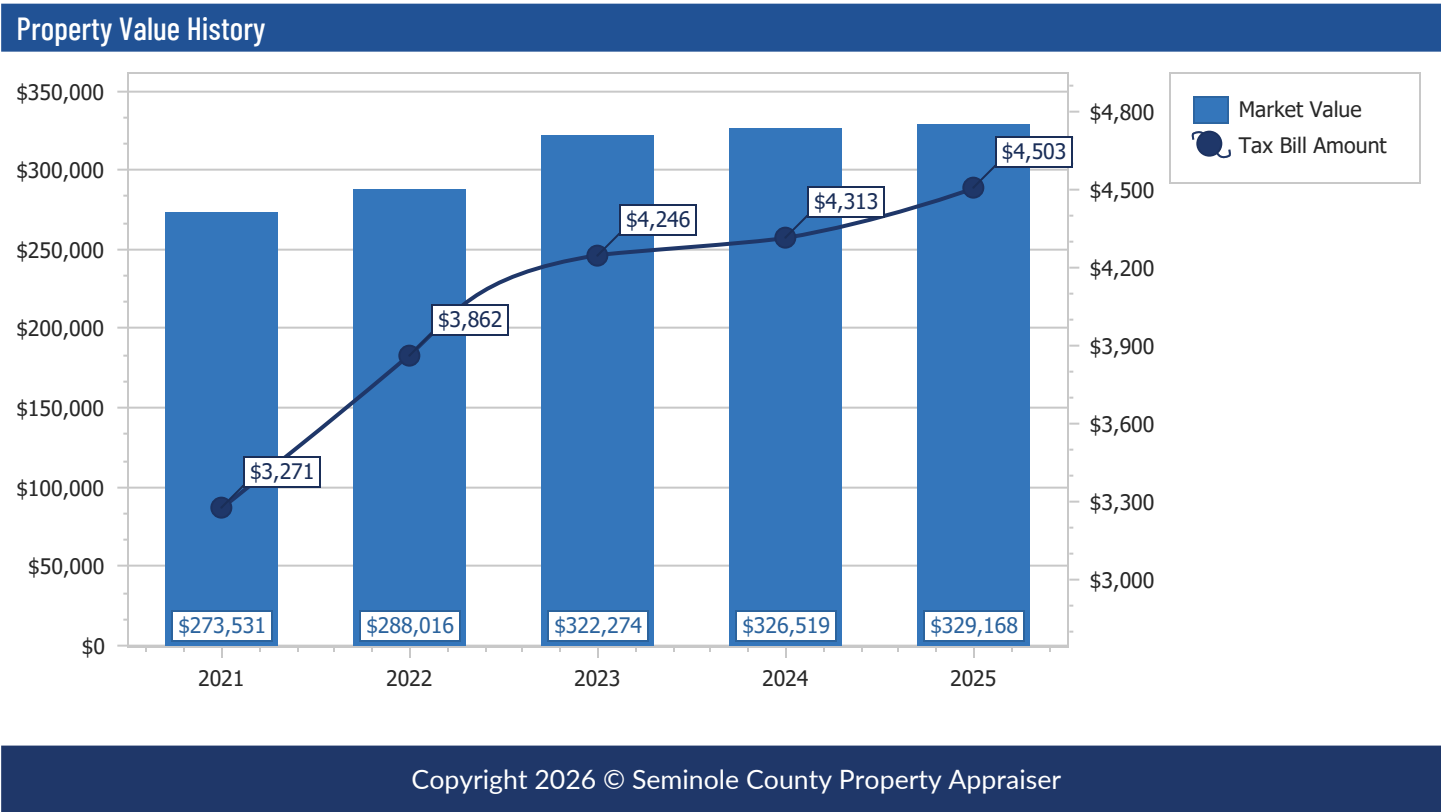
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1984	1	\$3,000	\$1,800
SCREEN PATIO 1	1987	1	\$3,500	\$2,100

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro



**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: 10/23/2025 8:36:22 AM
Project: 25-80000116
Credit Card Number: 48*****7319
Authorization Number: 087541
Transaction Number: 231025O3B-61C32B67-D5B6-481A-913C-2F07804E5B6F
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ALAFAYA RESIDENTIAL - PRE-APPLICATION	PROJ #: 25-80000116
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/23/25	
RELATED NAMES:	EP STEPHEN RATCLIFF	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	27-21-31-505-0000-011C	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1AA TO R-1 FOR THREE SEPARATE LOTS ON 1.14 ACRES LOCATED ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
NO OF ACRES	1.14	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1AA	
LOCATION	ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 SRATCLIFF@RATCLIFFPROPERTIES.COM		N/A

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

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

PROJECT MANAGER COMMENTS

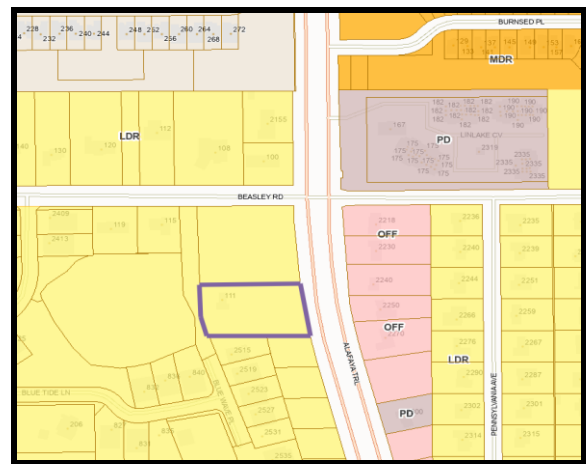
- The subject property has a Future Land Use of Low Density Residential and R-1AA (Single-Family Dwelling) Zoning.
- Staff may support a Rezone from R-1AA (Single-Family Dwelling) to R-1 (Single-Family Dwelling).
- The Applicant will be required to complete the subdivision process in order to subdivide the lot.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	10/30/25: - Standard building permitting will apply for any proposed structures, or alterations and/ or additions to existing.	Info Only
2.	Comprehensive Planning David German	Site has a Future Land Use of LDR. Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
3.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four (4) dwelling units per net buildable acre.	Info Only
4.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed lots configuration.	Info Only
5.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.	Info Only
6.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 20" PVC force main running along the east side of Alafaya Trail.	Info Only
7.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area, but if they do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link:	Info Only

		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 system sizing, standards, and any other questions/concerns that you may have.	
8.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's reclaim irrigation service area but are not required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Environmental Services James Van Alstine	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
10.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
11.	Planning and Development Annie Sillaway	The setbacks for the R-1 (Single-Family Dwelling) zoning district are: Front yard: Twenty-five (25) feet Side yard: Seven and one-half (7.5) feet Rear yard: Thirty (30) feet	Info Only
12.	Planning and Development Annie Sillaway	The proposed use of a single family residence is permitted in current R-1 (Single-Family Dwelling) Zoning District designation.	Info Only
13.	Planning and	Below is the step through the Rezone and	Info Only

	Development Annie Sillaway	Subdivision Process: • Step 1 Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners. • Step 2 Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. • Step 3 Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that are reviewed administratively. • Step 4 Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.	
14.	Planning and Development Annie Sillaway	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
15.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
16.	Planning and	SUBMITTAL INFORMATION FOR "ALL"	Info Only

	Development Annie Sillaway	RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at (407) 320-0069or joy_ford@scps.k12.fl.us.	
17.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. • A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; • Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
18.	Planning and Development Annie Sillaway	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. 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
19.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2021 edition).	Info Only
20.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
21.	Public Safety - Fire Marshal Brenda Paz	Unobstructed vertical clearance shall be not less than 13 feet 6 inches to accommodate emergency vehicles (Section 18.2.3.5.1.2 NFPA 1)	Info Only
22.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire	Info Only

	Brenda Paz	apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2021).	
23.	Public Safety - Fire Marshal Brenda Paz	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around. NFPA 1, 18.2.3.5.4, 2021 Edition	Info Only
24.	Public Works - Engineering Jennifer Goff	The proposed project is located within the Howell Creek drainage basin.	Info Only
25.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope west	Info Only
26.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
27.	Public Works - Engineering Jennifer Goff	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
28.	Public Works - Engineering Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
29.	Public Works - Engineering Jennifer Goff	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
30.	Public Works - Engineering Jennifer Goff	The developer shall provide a pedestrian sidewalk along Alafaya Rd frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
31.	Public Works - Engineering Jennifer Goff	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only
32.	Public Works - Engineering Jennifer Goff	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only

33.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 ivanalstine@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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