



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda - Final

Wednesday, August 5, 2026

9:00 AM

Room 3024 and TEAMS

This meeting will be held In-Person and remotely on Teams. The public may email devrevdesk@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

**9:00 AM (IN PERSON) PHASED COMMERCIAL MIXED DEVELOPMENT -
PRE-APPLICATION**

[2026-0632](#)

Project Number: 26-80000083

Project Description: Proposed Site Plan for a mixed commercial and apartments development on 0.8 acres in the C-2 zoning district located on the east side of US Hwy 17-92, north of Advance Pt

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

Parcel ID: 19-21-30-501-0000-012C

BCC District: 4-Lockhart

Applicant: Mike Puente (407) 946-7993

Consultant: N/A

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

9:20 AM (TEAMS) WEKIWA - SPECIAL EXCEPTION[2026-0634](#)**Project Number:** 26-32000004**Project Description:** Proposed Special Exception for a church with a daycare on 5.06 acres in the A-1 zoning district located on the east side of Markham Woods Rd, north of SR 434**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-300-0110-0000**BCC District:** 3-Constantine**Applicant:** Iman Jeff Hamzah**Consultant:** Dave Schmitt (407) 207-9088**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) FREESTANDING RETAIL - PRE-APPLICATION**[2026-0630](#)**Project Number:** 26-80000081**Project Description:** Proposed Site Plan for a free standing building on 12.63 acres in the C-2 zoning district located on the north side of Aloma Ave, west of Howell Branch Rd**Project Manager:** David German (407) 665-7341
(dgerman@seminolecountyfl.gov)**Parcel ID:** 35-21-30-531-0000-0010**BCC District:** 1-Dallari**Applicant:** Joseph Kolb (321) 377-7903**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00 AM (TEAMS) HIDDEN TOWNS AT OAKS RUN CROSSINGS -
PRE-APPLICATION**[2026-0638](#)**Project Number:** 26-80000087**Project Description:** Proposed Land Use Amendment from OFF/LDR to PD and Rezone from OP/A-1 to PD on 2.12 acres located on the northeast corner of Wayside Dr and Orange Blvd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-002E-0000+**BCC District:** 5-Herr**Applicant:** Ben Larson (407) 761-0694**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**HARNEY HEIGHTS RD - PRE-APPLICATION****[2026-0631](#)****Project Number:** 26-80000082**Project Description:** Proposed Site Plan to add a metal garage closer to the home for accessibility purposes on 5.67 acres in the A-5 zoning district located on the north side of Harney Heights Rd, east of Meade Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 14-20-32-501-0E00-0020**BCC District:** 2-Zembower**Applicant:** Lisa Morris (407) 230-2913**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PANDAL EVENTS CENTER - PRE-APPLICATION****[2026-0633](#)****Project Number:** 26-80000084**Project Description:** Proposed Special Exception for event center on 11.17 acres in the A-1 zoning district located on the north side of Vihlen Rd, east of Upsala Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 26-19-30-5AE-0800-0000+**BCC District:** 5-Herr**Applicant:** Ramachandran Balaraman (407) 376-6418**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FOXTAIL COFFEE - SPECIAL EXCEPTION****[2026-0635](#)****Project Number:** 26-32000005**Project Description:** Proposed Special Exception to serve alcoholic beverages at a cafe on 1.23 acres in the PD zoning district on the south side of Redbug Lake Rd, north of Vidina Pl**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 20-21-31-5ME-0000-0030**BCC District:** 2-Zembower**Applicant:** Stevenson Solomon Francois (407) 916-9973**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

PET PROJECTS FL - PRE-APPLICATION[2026-0636](#)**Project Number:** 26-80000085**Project Description:** Proposed Special Exception for a commercial boarding kennel on 6.23 acres in the A-5 zoning district located on the west side of Osceola Bluff Ln, northeast of E Osceola Rd**Project Manager:** Chad Harvey (407) 665-7341

(charvey02@seminolecountyfl.gov)

Parcel ID: 36-19-32-3AD-002E-0000**BCC District:** 2-Zembower**Applicant:** Xun Shao (813) 892-6000**Consultant:** Amber Honnagondanahalli (248) 765-1552**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MC GONIGAL BUSINESS INC - PRE-APPLICATION**[2026-0637](#)**Project Number:** 26-80000086**Project Description:** Proposed Rezone from A-1 to Commercial to store equipment and supplies on 2.23 acres located on the north side of Moores Station Rd, west of Cameron Rd**Project Manager:** David German (407) 665-7386

(dgerman@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-049A-0000**BCC District:** 5-Herr**Applicant:** Bruce Mc Gonigal (407) 209-5183**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DISTRICT TOWNPARK - PD MAJOR AMENDMENT**[2026-0644](#)**Project Number:** 26-20500007**Project Description:** Proposed PD Major Amendment to develop commercial and residential properties on 18 acres located on the east side of International Pkwy, west of I-4**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 31-19-30-300-0010-0000**BCC District:** 5-Herr**Applicant:** Julie Kendig-Schrader (407) 418-2417**Consultant:** Vijay Seelam (407) 815-3358**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0632

Title:

9:00 AM (IN PERSON) PHASED COMMERCIAL MIXED DEVELOPMENT - PRE-APPLICATION

Project Number: 26-80000083

Project Description: Proposed Site Plan for a mixed commercial and apartments development on 0.8 acres in the C-2 zoning district located on the east side of US Hwy 17-92, north of Advance Pt

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

Parcel ID: 19-21-30-501-0000-012C

BCC District: 4-Lockhart

Applicant: Mike Puente (407) 946-7993

Consultant: N/A



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

PROJ. #: **26-80000083**

RECEIVED 07/09/2026
 PAID 07/10/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

PROJECT

PROJECT NAME: Phased Commercial Mixed Use Development

PARCEL ID #(S): 1921305010000012C **19-21-30-501-0000-012C**

TOTAL ACREAGE: .80 Acres BCC DISTRICT: 4 **LOCKHART**

ZONING: C2 - General Commercial District FUTURE LAND USE: MXD

APPLICANT

NAME: Mike Puente

COMPANY:

ADDRESS: 125 Excelsior Pkwy

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407.946.7993

EMAIL: [REDACTED]

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: New commercial building, indoor parking,
 plus interior and exterior renovation to other existing building

STAFF USE ONLY

COMMENTS DUE: 07/17

COM DOC DUE: 07/23

DRC MEETING: 08/05/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **C-2**

FLU: **MXD**

LOCATION:

on the east side of US HWY 17-92, north of
 Advance Pt

W/S: **CASSELBERRY**

BCC: **4: LOCKHART**

AGENDA 07/31

PRE-APPLICATION NARRATIVE — PHASED MIXED-USE DEVELOPMENT

9205–9225 S. US Highway 17-92 • Maitland, FL 32751 • Unincorporated Seminole County • C-2 Zoning

Applicant	Mike Puente
Parcel(s)	1921305010000012C
Current use	Office/apartment building (front); tractor equipment storage / maintenance buildings (rear)
Proposed use	Phase 1: Personal service (salon) + café Phase 2: Indoor parking facility with members' lounge (new construction, rear parcel)
Contact	

Project Description

	Component	Description
Phase 1	Front building interior and exterior renovation.	Interior and exterior renovation of existing 2-story office/apartment building on the 17-92 frontage. Proposed uses: 1 st floor - personal service (salon) and café. No change to building footprint or impervious surface. Both uses are permitted by right in C-2. The interior apartment on the 2 nd floor is to be kept as-is or converted to manager's office, not open to public.
Phase 2	Rear parcel redevelopment	Demolition of existing rear tractor building structures. New single-story commercial building for an indoor parking facility with a private members' lounge. Members pay a monthly fee for a reserved covered parking space. All cars parked inside. No outdoor parking. New construction within existing site boundaries.

Phase 2 — Indoor Parking Facility with Members' Lounge

New commercial building on the rear parcel providing covered indoor parking on a monthly membership basis. The facility is not open to the public. Access by member key fob only. No automotive repair, no body work, no spray equipment.

Indoor parking	20-25 reserved covered marked parking spaces for member vehicles. Climate-controlled. ~12,000-15,000 SF. All cars parked inside the building. no outdoor vehicle areas.
Members' lounge	Private mezzanine lounge for members while on site. Approx. 3,000 SF. Kitchenette, seating, glass view to parking area. Not open to the public.
Office/Restrooms	Manager's Office and Restrooms
Vehicle care bays	1 interior detail bay for hand care of member vehicles by on-site staff. Accessory to parking use. No public access. No maintenance or repair.
Traffic	Member key fob access only. Est. 0-5 vehicle trips/day





2026 Property Record Card



Parcel: 19-21-30-501-0000-012C
 Property Address: 9205 S US HWY 17-92 MAITLAND, FL 32751
 Owners: MARTIN DONALD C REV TRUST
 2026 Market Value \$870,744 Assessed Value \$671,879 Taxable Value \$671,879
 2025 Tax Bill \$9,500.71 Tax Savings with Non-Hx Cap \$1,839.84
 Stores General-One Story property w/1st Building size of 4,200 SF and a lot size of 0.80 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	19-21-30-501-0000-012C
Property Address	9205 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	9225 S US HIGHWAY 17/92 MAITLAND, FL 32751-3384
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$276,067	\$246,441
Depreciated Other Features	\$26,138	\$14,068
Land Value (Market)	\$568,539	\$568,539
Land Value Agriculture	\$0	\$0
Just/Market Value	\$870,744	\$829,048
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$198,865	\$218,249
P&G Adjustment	\$0	\$0
Assessed Value	\$671,879	\$610,799

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,340.55
Tax Bill Amount	\$9,500.71
Tax Savings with Exemptions	\$1,839.84

Owner(s)

Name - Ownership Type

MARTIN DONALD C REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 12 BEG INTER HWY
17-92 & N LINE RUN N 86
DEG 00 MIN 00 SEC E 319.09 FT S 3 DEG 13
MIN 00 SEC E 102.28 FT S 86 DEG 47 MIN 00 SEC W
TO R/W N 26 DEG 2 MIN E 114.3
FT TO BEG
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$671,879	\$0	\$671,879
SCHOOLS	\$870,744	\$0	\$870,744
FIRE	\$671,879	\$0	\$671,879
ROAD	\$671,879	\$0	\$671,879
WATER MANAGEMENT DISTRICT	\$671,879	\$0	\$671,879

Sales

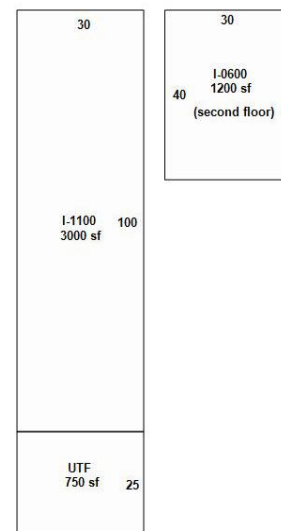
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2018	\$100	09247/0029	Improved	No
WARRANTY DEED	2/1/1995	\$100	02890/0856	Improved	No

Land

Units	Rate	Assessed	Market
34,987 SF	\$16.25/SF	\$568,539	\$568,539

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1942/1943
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4200
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$494,462
Assessed	\$197,785



Building 1

* Year Built = Actual / Effective

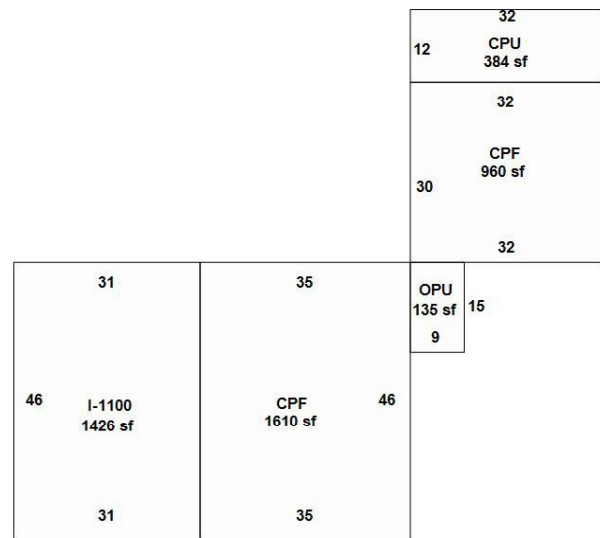
Appendages

Description	Area (ft²)
UTILITY FINISHED	750

Building Information

#	2
Use	MASONRY PILASTER .
Year Built*	1942
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1426
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$195,705
Assessed	\$78,282

* Year Built = Actual / Effective



Building 2

Appendages

Description	Area (ft²)
CARPORT FINISHED	960
CARPORT FINISHED	1610
CARPORT UNFINISHED	384
OPEN PORCH UNFINISHED	135

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

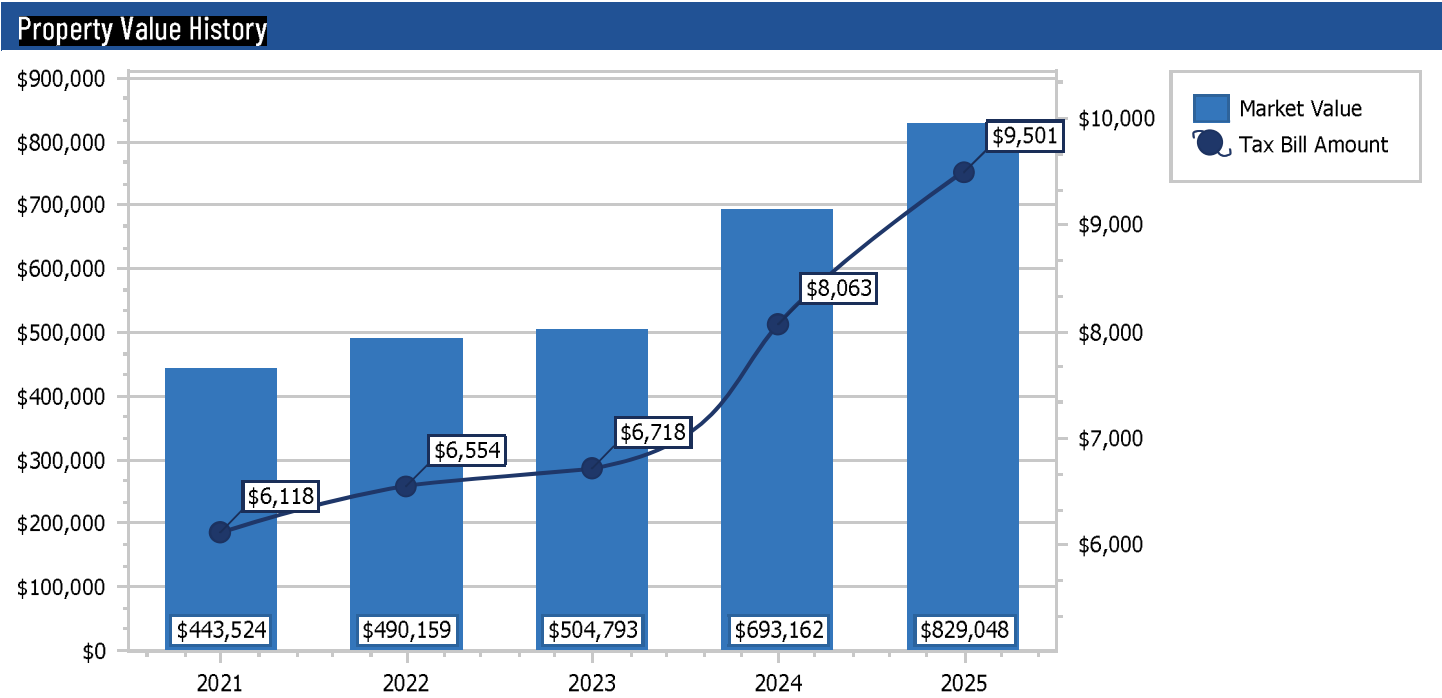
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1979	150	\$938	\$563
COMMERCIAL ASPHALT DR 2 IN	1979	12724	\$42,625	\$25,575

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities	
Fire Station #	22
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/10/2026 8:38:35 AM
Project: 26-80000083
Credit Card Number: 37*****1009
Authorization Number: 282682
Transaction Number: 10072606E-75CAF3F1-686B-4575-B127-5EEA39F30C48
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 GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PHASED COMMERCIAL MIXED DEVELOPMENT – PRE-APPLICATION	PROJ #: 26-80000083
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/26	
RELATED NAMES:	EP MIKE PUENTE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-501-0000-012C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED COMMERCIAL AND APARTMENTS DEVELOPMENT ON 0.8 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF US HWY 17-92, NORTH OF ADVANCE PT	
NO OF ACRES	0.8	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE EAST SIDE OF US HWY 17-92, NORTH OF ADVANCE PT	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
MIKE PUENTE 125 EXCELSIOR PKWY WINTER SPRINGS FL 32708 (407) 946-7993 [REDACTED]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Mixed Use Development with a C-2 (General Commercial) zoning district.
- The proposed development of a two (2) story office/apartment building with retail and commercial would require the Applicant to Rezone to either PD (Planned Development) or MUCD (Mixed Use Corridor District).

PROJECT AREA ZONING AND AERIAL MAPS

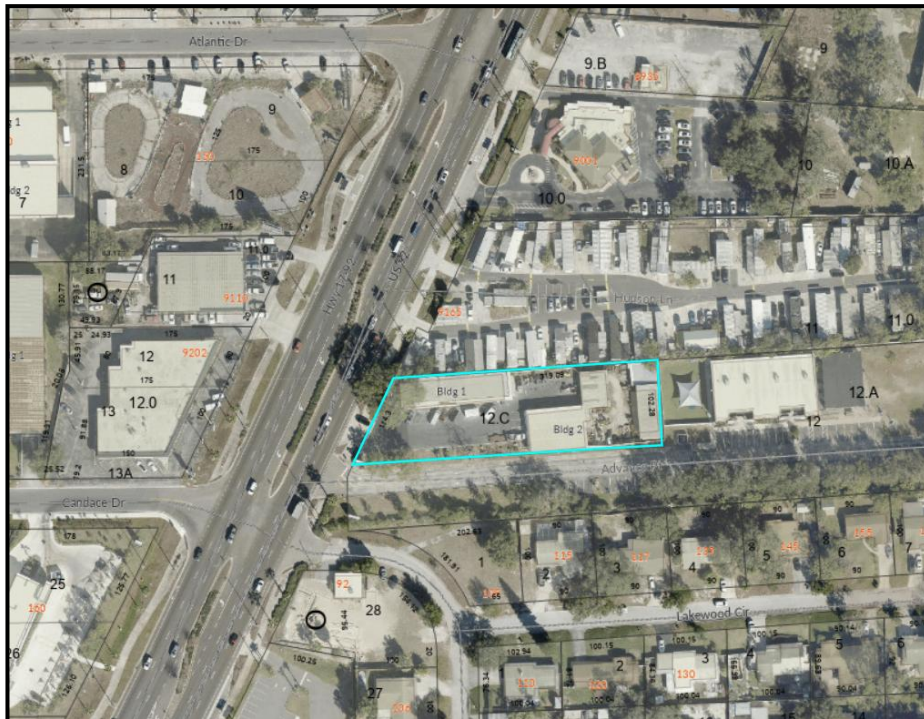
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezoning to a Planned Development or MUCD (Mixed Use Corridor District).	Info Only
5.	Buffers and CPTED Annie Sillaway	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
6.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Building Division Daniel Losada	One- or two-hour fire separation may be required depending on tenant occupancy of each tenant space.	Info Only
11.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
12.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Comprehensive Planning David German	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing	Info Only

		development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses. Densities and Intensities in General Residential densities up to a maximum of 30 dwelling units per net buildable acre are allowed, subject to the following requirements and modifications: - Minimum density shall be 10 dwelling units per acre. - Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.	
14.	Comprehensive Planning David German	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options such as residential, retail, commercial, office, service uses and/or light industrial mixed use. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use. Note that FLU 4.2.2 lists the Mixed Use elements could be integrated in a horizontal or vertical mix.	Info Only
15.	Comprehensive Planning David German	New development in the C-2 zoning with MXD Future Land Use is not permitted per Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation. A rezone to MUCD or PD would be required.	Info Only
16.	Comprehensive Planning David German	Site is located in the Core Area of the Urban Centers and Corridors Overlay. Per 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. - Higher Intensity FLU (Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD) may have up to 50 du/ac 1.0 FAR with Rezoning to MUCD Zoning District or compliance with Missing Middle Alternative Standards (Policy 4.2.1). If requesting MUCD, please note "Urban Centers and Corridors Bonus Program." requirements in the FLU policy. - Lower Intensity FLU (Future Land Use designations of MDR; LDR; or PD) may have up to 20	Info Only

		du/ac when there is compliance with Missing Middle Alternative Standards (Policy 4.2.1). This site is currently MXD Future Land Use and qualifies for the urban centers and corridors overlay Higher intensity FLU up to 50 du/ac density with a 1.0 FAR in MUCD. The site may consider seeking Missing Middle (MM) or MUCD (Mixed Development) standards.	
17.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
18.	Natural Resources Christina Seckinger	No Review Required.	Info Only
19.	Planning and Development Annie Sillaway	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
20.	Planning and Development Annie Sillaway	A Planned Development Rezone would require the Applicant to state how their proposed development meets the review criteria under Sec. 30.8.5.3.: (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	Info Only

		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) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	
21.	Planning and Development	PLANNED DEVELOPMENT PROCESS	Info Only

	Annie Sillaway	1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). 3rd 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. (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). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 – 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). Staff recommends submitting after step one has been approved by BCC. Step 5 – 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.	
22.	Planning and Development Annie Sillaway	Please refer to Sec. 30.8.2 MUCD (Mixed Use Corridor District). Per Sec. 30.8.2.1 Intent and Purpose. The Mixed-Use Corridor District is intended	Info Only

		to enable and encourage efficient use of land, reduce cost of public infrastructure, and support flexible transportation options, including walking and bicycling, by locating complementary uses in proximity to each other and providing for pedestrian-oriented site development to allow users to travel easily between uses. MUCD allows for a blend of various uses including retail, office, residential, institutional, and limited heavy commercial in a single project and/or in the same building. Per Sec. 30.8.2.2 Applicability. (a) Location. The Mixed-Use Corridor District is permitted in the following comprehensive plan categories: (1) Identified centers and corridors within the comprehensive plan. (2) Areas with the MXD future land use designation. (b)Rezoning. Any application for a zoning map amendment to MUCD must be accompanied by a conceptual site plan that includes the following: (1) Density and intensity of the proposed development. (2) Proposed uses. (3) Points of access to existing roadways and neighboring properties including future access points to undeveloped properties. The submitted conceptual site plan must be evaluated by the Board of County Commissioners and become a condition of approval of the Mixed-Use Corridor District for the subject property. (a) Process for Approval of Substantial Change. After rezoning of the subject property, any substantial change to the approval must be evaluated by the Board of County Commissioners through the same review process as the original application. Other changes may be approved by the Development Services Director. The determination of "substantial" change will be made by the Development Services Director based on criteria such as, but not limited to, the	
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		following: (1) Increase in the overall density/intensity of the proposal. (2) The addition of a use requiring a Special Exception. (3) Reconfiguration of or addition of points of access to the site such that neighboring residents and/or property owners may be adversely affected. (4) Any change potentially creating additional off-site impacts such as traffic, noise, stormwater management, and public facility demand. (5) Deviation(s) from standard LDC requirements exceeding ten (10) percent. (6) A reduction in transportation connectivity within the site. (b) Final Development Plan Required. Subsequent to rezoning, the applicant must submit a final development plan consistent with the development criteria and limitations enacted in the approved zoning and the MUCD standards. This plan must be reviewed and approved by the Development Services Director or designee. A final development plan must be submitted to the Planning and Development Office containing the following information: (1) Proposed uses and their general locations on the site. (2) Building elevations. (3) Frontage types. (4) Location of Active Ground Floor Uses. (5) Existing residential uses in proximity to the development. (6) Setbacks, building heights, landscaped areas, civic spaces and stormwater management areas. (7) Site circulation for motor vehicles, pedestrians, and bicycles. (8) Access points to external roadways, sidewalks, and trails. (9) Parking lots and structures. (10) Boundary survey, tax map reference etc. Aerial map showing project context (five hundred (500) to one thousand (1,000) feet around the site). Subdivided parcels within a mixed-use development will be subject to all development criteria and conditions established in the overall plan. Such plans	
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		may not be altered without approval by the Development Services Director. 30.8.2.3 Allowable Uses, Densities, and Intensities. Specific uses proposed must be allowable in MUCD in the Land Use Table 5.2 subject to any applicable conditions in or other provisions of this LDC.	
23.	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
24.	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 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
25.	Planning and Development Annie Sillaway	Net Buildable Definitions: The subject property is within the Urban Core area and would follow the net buildable definition as stated below: Within the area described as the Urban Core, defined as the lands bounded by I-4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land	Info Only

		within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," The total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.	
26.	Planning and Development Annie Sillaway	Off-street parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (c) Except where otherwise specified in this Code or Federal or State law, 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, exclusive of access drives or aisles thereto. (d) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Info Only
27.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 15, Chapter 30, sec. 30.15.1)	Info Only
28.	Planning and Development Annie Sillaway	Dumpster will require a separate building permit and are required to meet the standard of Seminole County Land Development	Info Only
29.	Planning and Development Annie Sillaway	If there any residential dwelling units on site the applicant is required to submit 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 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
30.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
31.	Planning and Development Annie Sillaway	Off street parking requirements: Each use on the site must individually comply with the off-street parking requirements. Residential: 1,000 SF or greater - 2 spaces/dwelling unit, Less than 1,000 SF/ 1.5 spaces/dwelling unit	Info Only

		General Business / Retail / Office (including Shopping Centers) - First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft., Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft. Manufacturing Concerns and Warehouses: 1 space / 2 employees, plus 1 space / company vehicle	
32.	Planning and Development Annie Sillaway	Sec. 30.14.15. - Screening. (a) Screening of Refuse Facilities. 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.	Info Only
33.	Planning and Development Annie Sillaway	Per Sec. 30.14.19 Fences (c) - Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) of this Section and Section	Info Only

		250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14. Per Sec. 30.14.19 (f) (3) Fences, walls, hedges, plantings, or other obstructions must maintain visual clearance requirements at the intersection on corner lots. The visual clearance triangle must be fifteen (15) feet for residentially and agriculturally zoned property, or twenty-five (25) feet for commercially or industrially zoned property at a street intersection unless otherwise approved by the County Engineer. The visual clearance triangle is measured from the property corner adjoining the intersection of rights-of-way the distance described above with a line joining points on those lines.	
34.	Planning and Development Annie Sillaway	The Applicant will be required to provide bicycle parking. Per Sec. 30.11.7.1 Bicycle Parking Requirements. 30.11.7.2 Applicability. Bicycle parking shall be provided in accordance with the standards of this Part and shall be made available prior to the issuance of any Certificate of Occupancy/Completion for the use being served. 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (3) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security	Info Only

		measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Residential, Multi-Family: Long Term: 1:5 units, Short Term: 1:10 units General Business / Retail: Long Term: 1:25,000 sf, Short Term: 1:7,500 sf (minimum 4) Manufacturing Concerns and Warehouses: Long Term: 1:30,000 sf, Short Term: 4 spaces plus 1:50,000 sf	
35.	Planning and Development Annie Sillaway	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. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
36.	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	Info Only
37.	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
38.	Public Safety - Fire Marshal Brenda Paz	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.	Info Only
39.	Public Safety - Fire Marshal Brenda Paz	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (18.2.3.5.4 of NFPA 1).	Info Only
40.	Public Safety - Fire Marshal Brenda Paz	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	Info Only

		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	
41.	Public Safety - Fire Marshal Brenda Paz	Adequate turning radius does not appear to accommodate the emergency vehicles. Include turning radius analysis with plans. * 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.	Info Only
42.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
43.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
44.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only

45.	Public Works - Engineering Andrew Broxton	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
46.	Public Works - Engineering Andrew Broxton	The property is adjacent to US 17-92 an FDOT maintained road. Any access modifications will have to be permitted by FDOT.	Info Only
47.	Public Works - Engineering Andrew Broxton	ADA parking and access will have to be shown at site plan review.	Info Only
48.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665- 7061 bpaz@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	No Review Required	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@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: 2026-0634

Title:

9:20 AM (TEAMS) WEKIWA - SPECIAL EXCEPTION

Project Number: 26-32000004

Project Description: Proposed Special Exception for a church with a daycare on 5.06 acres in the A-1 zoning district located on the east side of Markham Woods Rd, north of SR 434

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

Parcel ID: 35-20-29-300-0110-0000

BCC District: 3-Constantine

Applicant: Iman Jeff Hamzah

Consultant: Dave Schmitt (407) 207-9088



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

PROJ #: 26-32000004

BS #: 2026-04

Received & paid: 5/19/26

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 #:	35-20-29-300-0110-000		
ADDRESS:	I-4, Wekiwa		
TOTAL ACREAGE:	5.06	CURRENT USE OF PROPERTY:	Vacant
WATER PROVIDER:	Sunshine Water	SEWER PROVIDER:	Sunshine Water
ZONING:	A-1	FUTURE LAND USE:	SE

OWNER(S)EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Iman Jeff Hamzah	COMPANY: I J H Enterprises, Inc.		
ADDRESS: 1400 Katelyn Ct.			
CITY: Irving	STATE: TX	ZIP: 75060	
PHONE:	EMAIL: [REDACTED]		

APPLICANT/CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Dave Schmitt,	COMPANY: Dave Schmitt Engineering,		
ADDRESS: 12301 Lake Underhill Rd.			
CITY: Orlando	STATE: FL	ZIP: 32828	
PHONE: 407-207-008 407-207-9088	EMAIL: [REDACTED]		

I J H ENTERPRISES, INC. *Iman Hamzah*
 SIGNATURE OF OWNER/AUTHORIZED AGENT V.P.

5/5/2026
 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, IGH ENTERPRISES LLC, the owner of record for the following described property [Parcel ID Number(s)] 35-20-29-300-0110-000 hereby designates Dave Schmitt, 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.

Date

5/5/2026

Property Owner's Signature

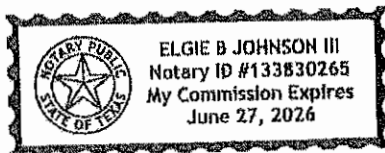
[Signature]

Property Owner's Printed Name

Iman Hamzeh

STATE OF ~~FLORIDA~~ Texas ES
COUNTY OF Dallas

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ Texas ES to take acknowledgements, appeared Iman Jeff Hamzeh (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Tx Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of May, 2026.



Notary Public

[Signature]

**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
Promise Church, Inc. / Ryan Lloyd		561 Orange ave. Longwood, FL 32750	100

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: Promise Church, Inc.

NAME	ADDRESS	% OF INTEREST
Promise Church, Inc.	561 Orange ave. Longwood, FL 32750	100

(Use additional sheets for more space)

Date of Contract: 4/3/2026

Specify any contingency clause related to the outcome for consideration of the application: The buyer must obtain all government approvals for its intended development of a religious facility and child care facility on the property.

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

5/6/26
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of May, 2026, by Dave Schmitt, who is ☒ personally known to me, or ☐ has produced _____ as identification.



JENNIFER SELEVITCH
Notary Public
State of Florida
Comm# HH468083
Expires 11/28/2027

[Signature]
Signature of Notary Public

Jennifer Selevitch
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Profit Corporation
I J H ENTERPRISES, INC.

Filing Information

Document Number P05000070438
FEI/EIN Number 20-2847380
Date Filed 05/12/2005
Effective Date 05/12/2005
State FL
Status ACTIVE

Principal Address

1400 KATELYN CT
IRVING, TX 75060

Changed: 01/20/2022

Mailing Address

1400 KATELYN CT
IRVING, TX 75060

Changed: 01/20/2022

Registered Agent Name & Address

HAMZEH, SHAFEEH M
7732 CLASSICS DR
NAPLES, FL 34113

Name Changed: 01/04/2015

Address Changed: 01/20/2022

Officer/Director Detail

Name & Address

Title P

HAMZEH, SHAFEEH M
1400 KATELYN CT
IRVING, TX 75060

Title CFO

HAMZEH, SHAFEEH M
1400 KATELYN CT
IRVING, TX 75060

Title VP CEO

HAMZEH, IMAN JEFF
1400 KATELYN CT
IRVING, TX 75060

Annual Reports

Report Year	Filed Date
2023	02/23/2023
2024	02/03/2024
2025	01/28/2025

Document Images

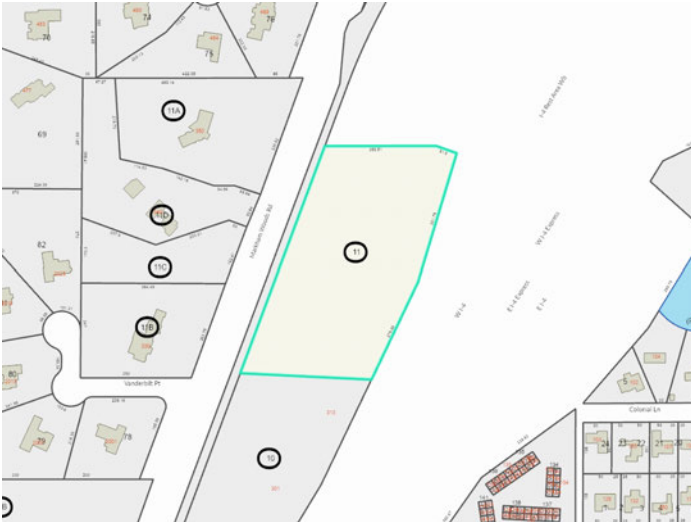
01/28/2025 -- ANNUAL REPORT	View image in PDF format
02/03/2024 -- ANNUAL REPORT	View image in PDF format
02/23/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
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01/18/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
01/04/2015 -- ANNUAL REPORT	View image in PDF format
01/11/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
01/25/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
07/03/2008 -- ANNUAL REPORT	View image in PDF format
03/03/2007 -- ANNUAL REPORT	View image in PDF format
01/30/2006 -- ANNUAL REPORT	View image in PDF format
05/12/2005 -- Domestic Profit	View image in PDF format

2026 Property Record Card



Parcel: 35-20-29-300-0110-0000
 Property Address:
 Owners: I J H ENTERPRISES INC
 2026 Market Value \$430,100 Assessed Value \$430,100 Taxable Value \$430,100
 2025 Tax Bill \$5,537.26
 Vacant Residential property has a lot size of 5.06 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	35-20-29-300-0110-0000
Property Address	
Mailing Address	1400 KATELYN CT IRVING, TX 75060-5780
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$430,100	\$404,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$430,100	\$404,800
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	\$430,100	\$404,800

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,537.26
Tax Bill Amount	\$5,537.26
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 I J H ENTERPRISES INC

Legal Description

SEC 35 TWP 20S RGE 29E
THAT PART OF N 708 FT OF S
1125 FT OF SE 1/4 OF SW
1/4 E OF RY (LESS ST RD
400)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$430,100	\$0	\$430,100
SCHOOLS	\$430,100	\$0	\$430,100
FIRE	\$430,100	\$0	\$430,100
ROAD	\$430,100	\$0	\$430,100
WATER MANAGEMENT DISTRICT	\$430,100	\$0	\$430,100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2017	\$1,627,400	08885/0332	Vacant	No
WARRANTY DEED	6/1/2005	\$1,700,000	05759/0500	Vacant	No
WARRANTY DEED	1/1/1986	\$650,000	01702/0151	Improved	No

Land

Units	Rate	Assessed	Market
5.06 Acres	\$85,000/Acre	\$430,100	\$430,100

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

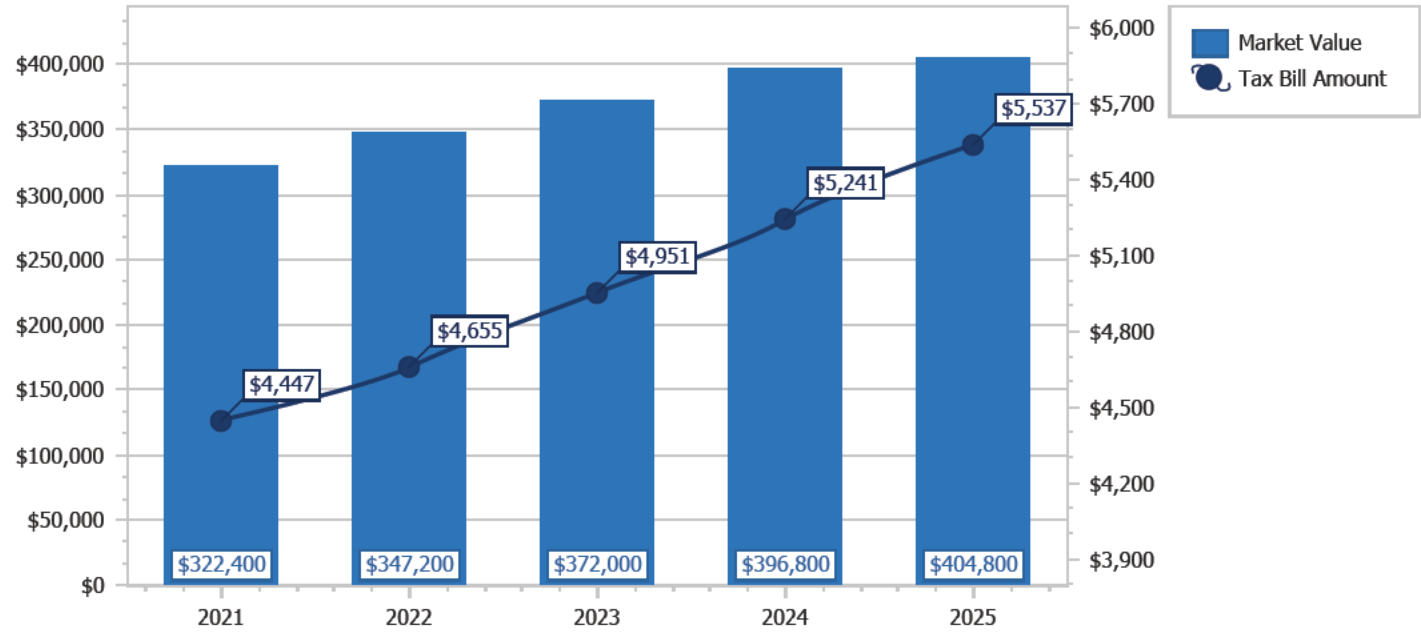
School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 12 Zone: 126
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 5/19/2026 2:20:20 PM
Project: 26-32000004
Credit Card Number: 55*****8024
Authorization Number: 01019Q
Transaction Number: 190526O2C-9CE4DA90-FF48-4CBB-A408-6FF34AF78A4C
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
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

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

Receipt Details

Date: 6/29/2026 1:14:00 PM
Project: 26-32000004
Credit Card Number: 55*****8024
Authorization Number: 02228Q
Transaction Number: 290626C54-9444C1CC-B4E8-483C-B0C7-35EA3554E9D3
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 GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	WEKIWA - SPECIAL EXCEPTION	PROJ #: 26-32000004
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	5/18/26	
RELATED NAMES:	BS2026-04	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CHURCH WITH A DAYCARE ON 5.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
APPLICANT:	CONSULTANT:	
IMAN JEFF HAMZAH I J H ENTERPRISES INC 1400 KATELYN CT IRVING TX 75060 [REDACTED]	DAVE SCHMITT DAVE SCHMITT ENGINEERING 12301 LAKE UNDERHILL RD ORLANDO FL 32828 (407) 207-9088 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

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)	Buffers and CPTED Annie Sillaway	On the conceptual plan, place a note on the plan that states the mechanical equipment will be screened to meet the requirements under 30.14.15 (b).	Unresolved
(2)	Buffers and CPTED Annie Sillaway	The proposed development includes a 0.5 opacity buffer with a 25 foot width and 2.70 plant units along the eastern portion of the site adjacent to I-4. Along the western portion of the site, adjacent to the trail, a 0.4 opacity buffer with a 15 foot width and 2.50 plant units is proposed. The southern portion of the site includes a 0.2 opacity buffer with a 10foot width and 2.00 plant units. The western buffer area adjacent to the trail may include trail related amenities such as wayfinding signage, benches, dog waste stations, water fountains, and bike racks.	Info Only
(3)	Buffers and CPTED Annie Sillaway	On the northeastern portion of the subject property, the required buffer width is twenty-five (25) feet with 2.70 plant units per 100' and adjacent to the stormwater pond is required. Please revise the conceptual plant to show the required twenty-five (25) foot required buffer width.	Unresolved
(4)	Buffers and CPTED Annie Sillaway	Informational: Per Sec. 30.14.15 (b) Mechanical Equipment - (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line. (2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure. (3) Wall or ground-mounted equipment screening shall be constructed of: Planting screens; Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials.	Info Only

(5)	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
(6)	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
(7)	Building Division Daniel Losada	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
(8)	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
(9)	Building Division Daniel Losada	-This project may meet the threshold building requirements per the Florida Building Code (2023) and Florida Statute 553.71, depending on the final assembly occupant load.	Info Only
(10)	Natural Resources Christina Seckinger	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
(11)	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required at site plan approval.	Info Only
(12)	Natural Resources Christina Seckinger	Replacement trees shall be native species as listed in Section 60.23 of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet.	Info Only
(13)	Natural Resources Christina Seckinger	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

(14)	Natural Resources Christina Seckinger	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
(15)	Natural Resources Christina Seckinger	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
(16)	Natural Resources Christina Seckinger	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
(17)	Natural Resources Christina Seckinger	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
(18)	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
(19)	Natural Resources Christina Seckinger	The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area. The County may request a statement and/or illustration about how the onsite existing flora and fauna will be maintained.	Info Only
(20)	Natural Resources Christina Seckinger	The project site is located with the Karst Area of Seminole County. One deep drilling will be required at site plan approval.	Info Only

(21)	Natural Resources Christina Seckinger	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
(22)	Natural Resources Christina Seckinger	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
(23)	Natural Resources Christina Seckinger	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
(24)	Planning and Development Annie Sillaway	On the conceptual plan, please provide note that states: "The landscape buffers will be required to meet the Seminole County Land Development Code."	Unresolved
(25)	Planning and Development Annie Sillaway	Staff requests that a queuing plan be provided to demonstrate how vehicles will queue onsite for the dropoff and pickup of children for the daycare and preschool.	Unresolved
(26)	Planning and Development Annie Sillaway	The Applicant needs to provide a capacity letter from Sunshine Water.	Unresolved
(27)	Planning and Development Annie Sillaway	On the conceptual plan, please provide a note on the plans that states: "No outdoor amplification of sound without approval of a special event permit. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances." The note will be placed as a condition in the Development Order.	Unresolved

(28)	Planning and Development Annie Sillaway	A Special Exception requires a Community Meeting. 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).	Unresolved
(29)	Planning and Development Annie Sillaway	Provide renderings of the proposed church facility.	Unresolved
(30)	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
(31)	Planning and Development Annie Sillaway	Provide a separate document on how the proposed development meets the following criteria for the special exception: (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 (6) Meets the following additional requirements if located in the applicable	Unresolved

		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.	
(32)	Planning and Development Annie Sillaway	SPECIAL EXCEPTION PROCESS 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. 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.	Info Only
(33)	Planning and Development Annie Sillaway	In the title block, please revise site plan to state conceptual plan.	Unresolved
(34)	Planning and Development Annie Sillaway	On the conceptual plan, please show the location of the proposed sign on site.	Unresolved
(35)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the legal description of the site.	Unresolved
(36)	Planning and Development Annie Sillaway	Please provide a general tree plan showing the location and common names of existing trees on the site, as well as identifying which trees are proposed for removal and which will be retained.	Unresolved
(37)	Planning and Development Annie Sillaway	On the conceptual plan, please provide note that states: "The signage will meet the requirements established in the Seminole County Land Development Code".	Unresolved
(38)	Planning and Development Annie Sillaway	The Applicant is required to state how they meet the criteria for a civic use in the A-1 (Agriculture) zoning district. Please provide a separate document on how the proposed development meets the criteria: 30.6.17.5 Special Exceptions. (a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application: (1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over,	Unresolved

		glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption. (2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways. (3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required. (4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD. (5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly	
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		uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards: a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street. b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter (¼) mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space. c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.	
(39)	Planning and Development Annie Sillaway	On the conceptual plan, please revise the child care facility to state daycare.	Unresolved
(40)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the property boundary dimensions.	Unresolved
(41)	Planning and Development Annie Sillaway	Place a note on the conceptual plan that states, the trail crossings will meet the requirements in the Seminole County Public Works Engineering Manual.	Unresolved
(42)	Planning and Development Annie Sillaway	The required rear setback in the A-1 (Agriculture) is thirty (30) feet. The conceptual plan shows a twenty-six (26) foot rear yard setback. Either revise the site to conform to the rear yard setback of thirty (30) feet or the Applicant needs to apply for a variance. Please note that a variance does required the Applicant to provide a hardship on way a variance is needed for the proposed church.	Unresolved

(43)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please state the total number of children for the daycare and pre-school.	Unresolved
(44)	Planning and Development Annie Sillaway	The maximum permitted building height in the A1 (Agriculture) zoning district is thirty-five (35) feet. According to the site data, the proposed maximum building height is fifty (50) feet. The applicant must either reduce the building height to 35 feet or apply for a variance if they intend to proceed with the proposed height of fifty feet. Please note that the special exception must be approved first, followed by the variance request.	Unresolved
(45)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please provide the hours of operation for the preschool, daycare and the church.	Unresolved
(46)	Planning and Development Annie Sillaway	On the conceptual plan under the site data, please provide the required and proposed building setbacks in A-1 (Agriculture).	Unresolved
(47)	Planning and Development Annie Sillaway	On the conceptual plan, please provide the proposed Floor Area Ratio (F.A.R.). 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. 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.	Unresolved
(48)	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
(49)	Public Safety - Fire Marshal Matthew Maywald	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
(50)	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to	Info Only

		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"	
(51)	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
(52)	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
(53)	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
(54)	Public Works - Engineering Andrew Broxton	The minimum inbound turn radius is 50'.	Unresolved
(55)	Public Works - Engineering Andrew Broxton	Proposed sidewalks should be extended to Seminole Wekiva Trail.	Unresolved
(56)	Public Works - Engineering Andrew Broxton	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
(57)	Public Works - Engineering Andrew	Trail crossing would have to meet Public Works Engineering Manual standards. Only one trail crossing would be permitted by the County. Please remove one	Unresolved

	Broxton	access point from proposed site plan.	
(58)	Public Works - Impact Analysis Arturo Perez	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, 12th Edition. 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 in EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Corrections Required	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@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:
7/30/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, Andrew
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: 2026-0630

Title:

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

Project Number: 26-80000081

Project Description: Proposed Site Plan for a free standing building on 12.63 acres in the C-2 zoning district located on the north side of Aloma Ave, west of Howell Branch Rd

Project Manager: David German (407) 665-7341 (dgerman@seminolecountyfl.gov)

Parcel ID: 35-21-30-531-0000-0010

BCC District: 1-Dallari

Applicant: Joseph Kolb (321) 377-7903

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. #: **26-80000081** _____
 PM: _____ **David** _____
 REC'D: _____

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
 (*DEDUCTE FRO APPLICATION FEE FOR REZONE, LAND US AMEN MENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Freestanding Retail and Pad Ready Project, The Grove, 4270 Aloma Avenue, Winter Park, FL		
PARCEL ID #(S):	35-21-30-531-00000-0010		
TOTAL ACREAGE	12.63	BCC DISTRICT:	01
ZONING	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	JBL Winter Park HZ LLC & JBL Winter Park TSP LLC		COMPANY:	JBL Development	
ADDRESS:	2028 Harrison Street, Suite 202				
CITY	Hollywood	STATE:	Florida	ZIP:	33030-7334
PHONE:			EMAIL:		

CONSULTANT

NAME:	Joseph Kolb, Jr., PE		COMPANY:	Kolb Design Group, Inc.	
ADDRESS:	225 Forest Street				
CITY	Windermere	STATE:	Florida	ZIP:	34786
PHONE:	321.377.7903		EMAIL:	[REDACTED]	

PROPOSED DEVELOPMENT

Brief description of proposed development: Addition of an approx. 12,800 SF free-standing building and an out parcel pad.

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

STAFF USE ONLY

COMMENTS DUE:	7/17	COM DOC DUE:	7/23	DRC MEETING:	8/5
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	C-2	FLU:	COM	LOCATION:	
W/S:	Seminole County	BCC:	1: Dallari	on the north side of Aloma Ave, west of Howell Branch Rd	

Joseph F. Kolb Jr, PE
License no. 41964

The Grove Outparcel

Polk, County

[illegible]

Vertical Datum NAVD 88

Drawing Title

Drawing Number

Sheet _____ of _____

A2601.00

DATE: Jun. 30, 2026

SITE DATA

GENERAL INFORMATION

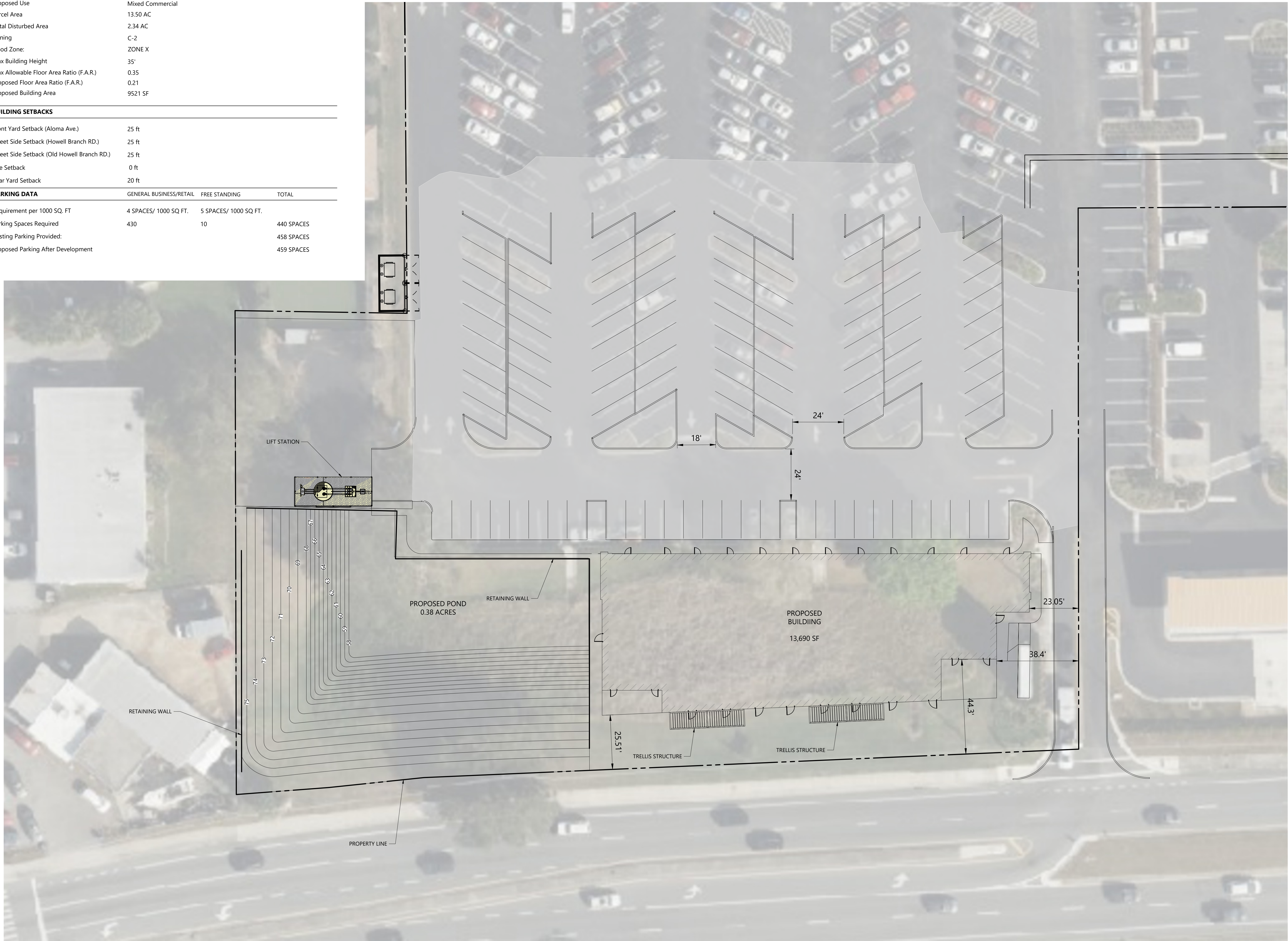
Proposed Use	Mixed Commercial
Parcel Area	13.50 AC
Total Disturbed Area	2.34 AC
Zoning	C-2
Flood Zone:	ZONE X
Max Building Height	35'
Max Allowable Floor Area Ratio (F.A.R.)	0.35
Proposed Floor Area Ratio (F.A.R.)	0.21
Proposed Building Area	9521 SF

BUILDING SETBACKS

Front Yard Setback (Aloma Ave.)	25 ft
Street Side Setback (Howell Branch RD.)	25 ft
Street Side Setback (Old Howell Branch RD.)	25 ft
Site Setback	0 ft
Rear Yard Setback	20 ft

PARKING DATA

Requirement per 1000 SQ. FT.	4 SPACES/ 1000 SQ FT.	5 SPACES/ 1000 SQ FT.	
Parking Spaces Required	430	10	440 SPACES
Existing Parking Provided:			458 SPACES
Proposed Parking After Development			459 SPACES



KOLB
DESIGN GROUP
225 Forest Street, Windermere, FL 34786
Cell: 321.377.7903 Office: 407.354.0940

Joseph F. Kolb Jr, PE
License no. 41964

The Grove Outparcel

Polk, County

No.	Revision	Date	Apprvd.
Designed by Checked by Scale			
BDP JFK As Noted			
Issued for		Date	

Vertical Datum NAVD 88

Drawing Title

Drawing Number

Sheet of

A2601.00

DATE: Jun. 30, 2026

2026 Property Record Card



Parcel: 35-21-30-531-0000-0010
 Property Address: 4270 ALOMA AVE WINTER PARK, FL 32792
 Owners: JBL WINTER PARK HZ LLC; JBL WINTER PARK TSP LLC
 2026 Market Value \$21,402,804 Assessed Value \$21,402,804 Taxable Value \$21,402,804
 2025 Tax Bill \$272,569.66
 Retail Center-Anchored property w/1st Building size of 40,664 SF and a lot size of 12.63 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	35-21-30-531-0000-0010
Property Address	4270 ALOMA AVE WINTER PARK, FL 32792
Mailing Address	2028 HARRISON ST STE 202 HOLLYWOOD, FL 33020-7334
Subdivision	GROVE (THE)
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	6	6
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$21,402,804	\$19,926,139
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	\$21,402,804	\$19,926,139

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$272,569.66
Tax Bill Amount	\$272,569.66
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

JBL WINTER PARK HZ LLC - Tenants in Common :37.652
 JBL WINTER PARK TSP LLC - Tenants in Common :62.348

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 GROVE (THE) PLAT BOOK 84 PAGES 39-42

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,402,804	\$0	\$21,402,804
SCHOOLS	\$21,402,804	\$0	\$21,402,804
FIRE	\$21,402,804	\$0	\$21,402,804
ROAD	\$21,402,804	\$0	\$21,402,804
WATER MANAGEMENT DISTRICT	\$21,402,804	\$0	\$21,402,804

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/14/2023	\$24,722,800	10508/0001	Improved	Yes
SPECIAL WARRANTY DEED	5/1/2019	\$18,250,000	09361/0679	Improved	No

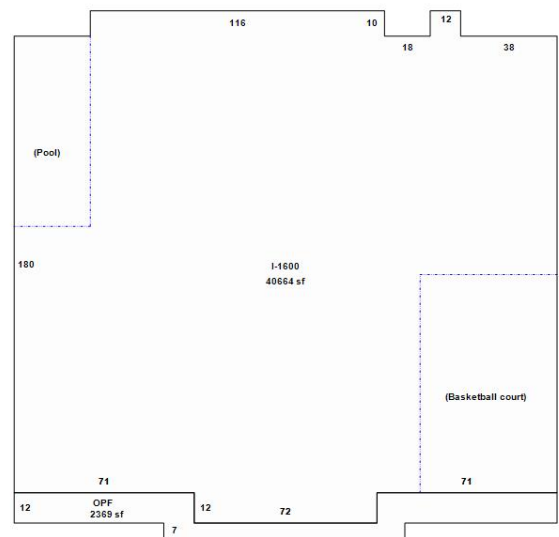
Land

Units	Rate	Assessed	Market
549,683 SF	\$7.17/SF	\$3,941,227	\$3,941,227

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1985/2017
Bed	
Bath	
Fixtures	0
Base Area (ft²)	40664
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$8,922,342
Assessed	\$8,030,108

* Year Built = Actual / Effective



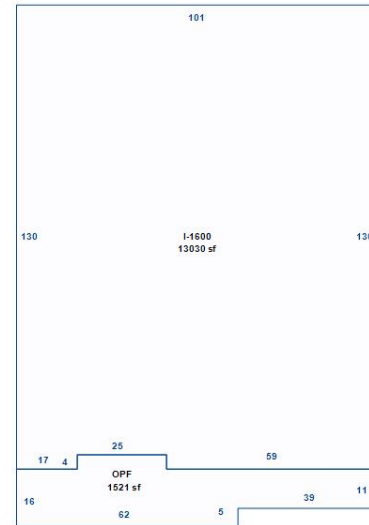
Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	2369

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	13030
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$2,990,385
Assessed	\$1,629,760

* Year Built = Actual / Effective

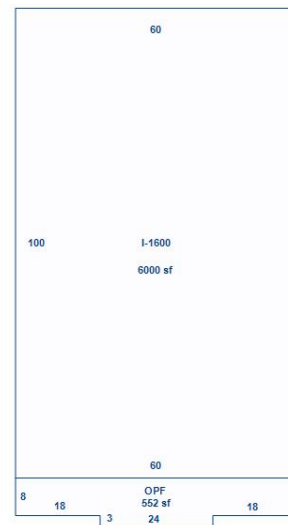


Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	1521

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6000
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$1,426,587
Assessed	\$777,490

* Year Built = Actual / Effective

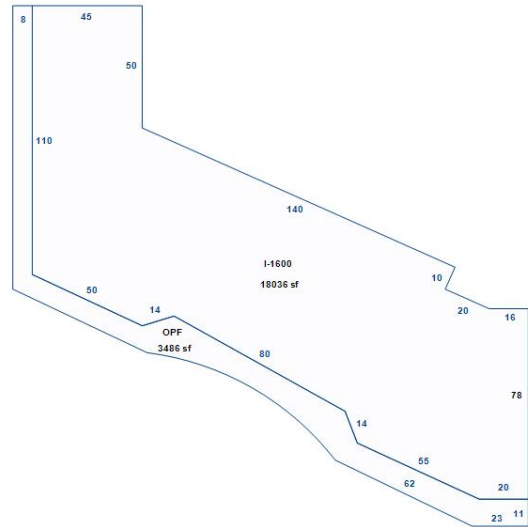


Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	552

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	18036
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$4,046,192
Assessed	\$2,205,175

* Year Built = Actual / Effective

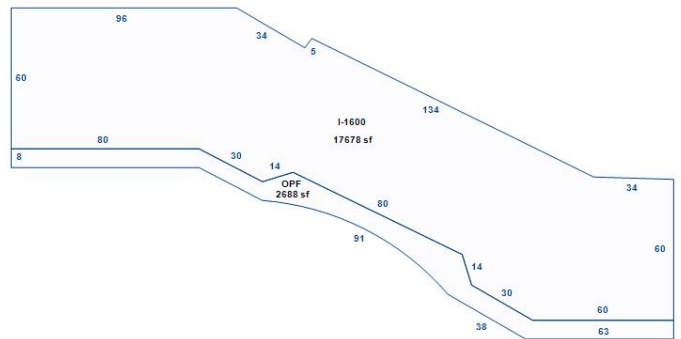


Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	3486

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	17678
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$3,950,693
Assessed	\$2,153,128

* Year Built = Actual / Effective

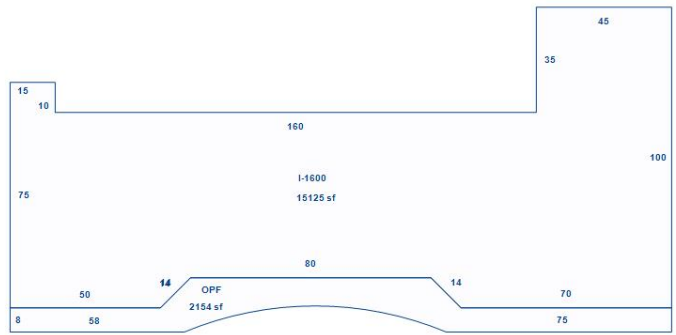


Building 5

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2688

Building Information	
#	6
Use	MASONRY PILASTER .
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	15125
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$3,368,923
Assessed	\$1,836,063

* Year Built = Actual / Effective



Building 6

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2154

Permits				
Permit #	Description	Value	CO Date	Permit Date
07817	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-A single-story commercial building	\$10,500		6/22/2026
02926	4270 ALOMA AVE: ALTERATION COMMERCIAL-COMMERCIAL ALTERATION CC - ISMASH AT THE GROVE (UNIT 132)	\$475,000		5/11/2026
05726	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Sign	\$6,287		4/28/2026
01880	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Retail Center- The Grove [PACKARDS 1ST ADD TO MIDWA]	\$4,000		2/20/2026
13830	4270 ALOMA AVE: ALTERATION COMMERCIAL-Crunch Fitness / Retail Center CO	\$180,000		2/17/2026
17567	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-wall sign	\$2,050		1/15/2026
15224	4270 ALOMA AVE: ALTERATION COMMERCIAL-NO STRUCTURAL CHANGE FOR THIS PROJECT. RED BOWL @ THE GROVE - UNIT 140	\$123,000		12/23/2025
10492	5100 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Reface of existing monument	\$1,000		7/22/2025
10493	4264 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Reface of existing monument	\$0		7/22/2025

10494	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-New Illuminated Wall Sign	\$3,500		7/22/2025
09611	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Face change	\$0		7/16/2025
09610	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$4,850		7/16/2025
05890	4270 ALOMA AVE: ALTERATION COMMERCIAL-EXISTING TENANT SPACE IN MULTI-TENANT BU TREK BIKES @ THE GROVE	\$350,000	7/25/2025	6/20/2025
02416	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Commercial building [PACKARDS 1ST ADD TO MIDWA]	\$41,443		4/24/2025
03607	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-channel letters [PACKARDS 1ST ADD TO MIDWA]	\$150		3/21/2025
18280	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-wall sign	\$4,500		2/3/2025
11176	4270 ALOMA AVE: ALTERATION COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$495,000	5/16/2025	12/9/2024
16472	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-Commercial Building [PACKARDS 1ST ADD TO MIDWA]	\$76,000		12/6/2024
13591	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall sign	\$2,400		10/14/2024
10899	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-Commercial Building	\$1,400		7/17/2023
03783	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Illuminated Channel Letters	\$5,895		3/15/2023
18222	4270 ALOMA AVE: ALTERATION COMMERCIAL-LEVEL 2 ALT CC NO CO - STE. 144	\$22,000		2/9/2023
16940	4270 ALOMA AVE: ALTERATION COMMERCIAL-REMODELING NEED CO - STE. 132	\$33,000		2/9/2023
15154	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign and tenant graphics	\$4,500		10/21/2022
13625	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGNAGE	\$3,800		9/22/2022
13448	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-LV wiring and inst for security devices	\$2,500		9/7/2022
09967	4270 ALOMA AVE: ALTERATION COMMERCIAL-Commercial- CO required	\$250,000	11/28/2022	9/1/2022
12062	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-	\$5,000		8/1/2022
09089	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Medical Office	\$26,000		6/21/2022
18879	4270 ALOMA AVE: ALTERATION COMMERCIAL-single story multi tenant blbg	\$895,645	11/22/2022	4/14/2022
13431	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-CHANNEL LETTERS	\$9,995		9/3/2021

12767	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHG OF OCC NEW CO NEEDED	\$10,000	10/6/2021	8/13/2021
13444	4270 ALOMA AVE: MECHANICAL - COMMERCIAL-Commercial	\$12,476		7/16/2021
04126	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	\$3,836		4/2/2021
16635	4270 ALOMA AVE: ALTERATION COMMERCIAL-Interior fit-out	\$123,720	5/28/2021	1/29/2021
00008	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ALUMINUM WALL SIGN	\$7,756		1/22/2021
14234	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Fascia temporary banner	\$2,000		11/20/2020
16934	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-sign install	\$5,500		10/29/2020
10566	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,080		8/24/2020
13390	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign Light on the Sugar	\$6,620		10/23/2019
07071	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	\$20,000		8/20/2019
06100	4270 ALOMA AVE: RANGE HOOD	\$12,000		8/20/2019
10675	4270 ALOMA AVE: ELECTRICAL - COMMERCIAL-SFR	\$10,000		8/16/2019
10615	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN	\$2,200		8/9/2019
10049	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$2,773		7/26/2019
08120	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Signs Twisted Root Burger	\$5,200		7/2/2019
06806	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-strip center	\$1,200		6/28/2019
07612	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$4,370		6/25/2019
01432	4270 ALOMA AVE: ALTERATION COMMERCIAL-CHANGE OF USE TO A-2	\$510,000	10/28/2019	6/5/2019
06834	4270 ALOMA AVE: PLUMBING - COMMERCIAL	\$17,714		5/29/2019
13890	INTERIOR- 4270 ALOMA AVE #112	\$50,000	8/28/2019	3/28/2019
01904	ALTERATIONS ON EXISTING RETAIL CENTER- 4270 ALOMA AVE 174	\$70,000	6/6/2019	3/27/2019
19874	4270 ALOMA AVE: SITE LIGHTING	\$4,460		1/23/2019
16926	INTERIOR BUILD OUT- 4270 ALOMA AVE 162	\$60,000	6/4/2019	1/16/2019
14965	ALTERATION- UNIVERSITY EYE CARE- 4270 ALOMA AVE #178	\$68,200	4/3/2019	11/14/2018
15757	SHOPPING CENTER LEVEL 2 ALTERATION- 4270 ALOMA AVE #186	\$50,000	3/21/2019	11/6/2018
15279	4270 ALOMA AVE: ALTERATION COMMERCIAL-FENCING WORKOUT	\$159,576	3/21/2019	10/30/2018

17642	ACCESS CONTROL- 4270 ALOMA AVE #120	\$28,000		10/25/2018
15193	SHOPPING CENTER RETAIL SPACE- 4270 ALOMA AVE #112	\$40,000	12/21/2018	10/24/2018
13825	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-WALL SIGN	\$2,250		10/8/2018
14722	4256 ALOMA AVE: SITE LIGHTING	\$50,000		9/19/2018
13963	4270 ALOMA AVE: MECHANICAL - COMMERCIAL	\$5,000		9/6/2018
17126	LEVEL 2 INTERIOR ALTERATION- 4270 ALOMA AVE #124	\$29,921	11/26/2018	8/31/2018
10097	INTERIOR ALTERATION- #120	\$617,422	10/31/2018	8/24/2018
05450	4270 ALOMA AVE: RANGE HOOD	\$12,000		8/13/2018
00358	4270 ALOMA AVE: WALK / REACH - IN COOLER COMMERCIAL	\$20,000		7/25/2018
00360	4270 ALOMA AVE: RANGE HOOD	\$30,000		7/23/2018
10986	4256 ALOMA AVE: PLUMBING - COMMERCIAL	\$2,500		7/19/2018
08313	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$2,400		7/13/2018
13141	4256 ALOMA AVE: STORES OR MERCANTILE BUILDINGS-NEW WAWA	\$888,000	12/12/2018	6/8/2018
01008	SHELL BUILDOUT- 4270 ALOMA AVE #174	\$40,000	11/15/2018	6/8/2018
01006	ALTERATIONS- RETAIL SHOPPING CENTER - 4270 ALOMA AVE #132	\$75,000	11/15/2018	6/7/2018
06954	LEVEL 1 ALTERATIONS- 4270 ALOMA AVE #116	\$80,000	11/16/2018	6/7/2018
03956	DEMO & INSTALL NEW EXIT DOORS	\$150,000	11/15/2018	5/24/2018
07649	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-INTERNALLY-LIT WALL SIGN	\$5,500		5/22/2018
05676	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGNS	\$5,500		5/17/2018
14345	BUILD OUT FOR RESTAURANT- #170	\$260,000	8/23/2018	5/9/2018
07667	INTERIOR REMODEL- #150	\$150,000	1/29/2019	4/13/2018
02556	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$300		3/1/2018
14643	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-	\$2,000		2/15/2018
17137	4270 ALOMA AVE: RANGE HOOD	\$23,060		2/14/2018
02142	4270 ALOMA AVE: ELECTRICAL - RESIDENTIAL	\$1,170		2/5/2018
09641	4270 ALOMA AVE: ALTERATION COMMERCIAL-INTERIOR BUILDOUT NEED C.O.	\$108,000	3/1/2018	11/27/2017
11998	RESTAURANT ALTERATION- #156	\$200,000	5/29/2018	8/31/2017
11003	PET SUPPLY STORE IN STRIP CENTER - #136	\$525,000	3/23/2018	8/11/2017
04263	4270 ALOMA AVE: ALTERATION COMMERCIAL-CREATE SHELL SPACE NEED C.C.	\$60,000		7/10/2017
02046	4270 ALOMA AVE: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,880		1/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1985	17410	\$108,813	\$65,288
BASKETBALL COURT/CONCRETE - SF	2017	4644	\$57,261	\$45,809
COMMERCIAL ASPHALT DR 2 IN	1985	280225	\$938,754	\$563,252
POOL COMMERCIAL - SF	2017	2325	\$201,578	\$161,262
SPA 3	2017	1	\$58,320	\$46,656
POLE LIGHT 1 ARM	1985	4	\$7,416	\$7,416
GAS HEATER - UNIT	2017	1	\$1,653	\$1,322
POLE LIGHT 2 ARM	1985	12	\$43,260	\$43,260
6' CHAIN LINK FENCE - LIN FT	1992	50	\$775	\$465

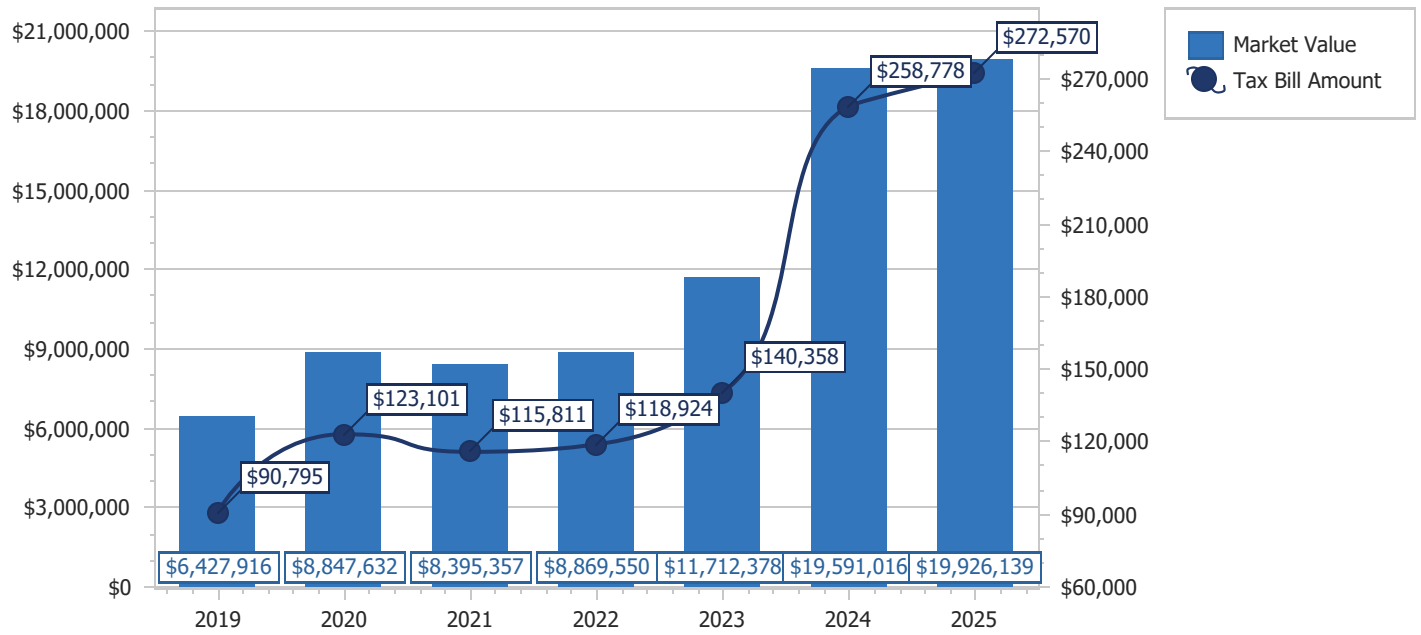
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	23
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 7/2/2026 10:03:35 AM
Project: 26-80000081
Credit Card Number: 37*****5010
Authorization Number: 266451
Transaction Number: 020726C4E-854237A5-F32F-48A2-A5BD-ABE82FBFA6FA
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:	FREESTANDING RETAIL - PRE-APPLICATION	PROJ #: 26-80000081
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/6/26	
RELATED NAMES:	JOSEPH KOLB; JBL WINTER PARK	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	35-21-30-531-0000-0010	
PROJECT DESCRIPTION	Proposed Site Plan for a free standing building on 12.63 acres in the C-2 zoning district located on the north side of Aloma Ave, west of Howell Branch Rd	
NO OF ACRES	12.63	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-2	
LOCATION	NORTH SIDE OF ALOMA AVE	
LOCATION PART 2	WEST OF HOWELL BRANCH RD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
JBL WINTER PARK HZ LLC & JBL WINTER PARK TSP LLC, JBL DEVELOPMENT 2028 HARRISON ST, SUITE 202 HOLLYWOOD FL 33030	JOSEPH KOLB, JR., PE 225 FOREST ST, WINDERMERE FL 34786 321-377-7903 [REDACTED]	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

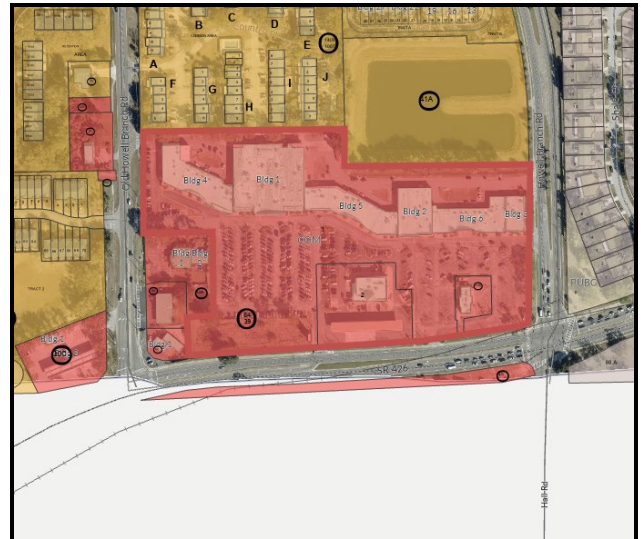
- Proposed site has a C-2 zoning and a COM Future Land Use. The proposed use of general retail appears to be consistent with the Zoning and Future Land Use.
- For a new building and outparcel development, a site plan and subdivision will be required.
- Multiple easements including private easements are on the site as well as retention area. All easements and designs for the retention area will need to meet the site plan and subdivision review criteria. Private easement vacation may be required and should be verified with the owners of each easement.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: C-2



Future Land Use: COM



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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
2.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
3.	Buffers and CPTED	Please advise, there is a Land Development Code update effective for applications submitted as of August 1, 2026. This may impact the buffer requirement calculation. The process and other requirements (such as irrigation, plant standards, parking lot landscaping, etc.) are not anticipated to change. The calculation of buffer width/opacity may differ after the code update. Please check in with staff for any questions regarding calculating the bufferyard.	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/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only

5.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h). Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
7.	Buffers and CPTED	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
8.	Buffers and CPTED	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

9.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .	Info Only
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10.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. 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
11.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
12.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
13.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only

14.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
15.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
16.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
17.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
18.	Building Division	- One- or two-hour fire separation may be required depending on tenant occupancy of each tenant space.	Info Only
19.	Comprehensive Planning	Proposed site has a COM (Commercial) Future Land Use. Per the COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and	Info Only

		commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Special Provisions A. To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred. B. Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods. C. 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. Based on this, the use appears consistent with the COM Future Land Use.	
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20.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
21.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
22.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
23.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is an 8" PVC potable water main running along the southwestern side of parcel 35-21-30-531-0000-0010, east of the proposed building.	Info Only

24.	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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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
25.	Environmental Services	The proposed private lift station will suffice for sewer connection since connecting to gravity sewer will be difficult.	Info Only
26.	Environmental Services	Be advised that Aloma Ave/State Highway 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
27.	Natural Resources	No Review Required.	Info Only
28.	Planning and Development	The proposed use of general retail is permitted in current Zoning District designation. Please see the permitted use section of the LDC here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO	Info Only
29.	Planning and Development	Note easements on site as well as ownership. Vacation of easements may be required. Please contact the owners of all easements to verify their status.	Info Only

30.	Planning and Development	For the front setback where the trellis is noted on the plan, note the following Land Development Code section which may apply: 30.7.2.1 Measurement of setbacks. (a) Setbacks shall be measured along the distance from the property line to the nearest vertical surface of the structure except for a nominal roof overhang.	Info Only
31.	Planning and Development	Steps for this project: 1st Step is approval of the Preliminary Subdivision Plan (PSP) for the outparcel which must be approved by the Planning & Zoning Board as a technical review item. 2nd Step is approval of the Final Engineering Plans. 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
32.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
33.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business / Retail / Office (including Shopping Centers) - First 10,000 sq. ft.: 4 spaces per 1,000 sq. ft. - Above 10,000 sq. ft.: 3 spaces per 1,000 sq. ft.	Info Only

34.	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
35.	Planning and Development	SETBACKS: The setbacks for the C-2 zoning district are: 25ft Front, 10ft Rear, 0ft Side, 0ft Side Street.	Info Only
36.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
37.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only

38.	Planning and Development	Site is located less than 200ft from the Orange County Boundary. An intergovernmental notice will be sent to Orange County.	Info Only
39.	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
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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
42.	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	Info Only

		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	
43.	Public Works - County Surveyor	If this is going to be an outparcel do they intend to replat to create a seperate parcel?	Info Only
44.	Public Works - County Surveyor	As the area in question is encumbered by a drainage easement (or.2016 pg 1265 held at the time of the plat by The Citizens and Southern National Bank of Florida no construction over said easement can be done unless it is vacated or released by the holder of the easement. Along with an drainage and Utility Easement (or 1462 pg 479) which includes the right to enter upon said easement, the construction of a building would remove the rights and purpose of said easement.	Info Only
45.	Public Works - Engineering	Detailed drainage analysis will be required at site plan review.	Info Only
46.	Public Works - Engineering	There are private drainage easements platted in the area where the building is proposed.	Info Only

47.	Public Works - Engineering	Additional impervious surface must be permitted by SJWMD.	Info Only
48.	Public Works - Engineering	Proposed building lies within the retention pond for the master development. Stormwater analysis showing adequate retention will have to be provided at site plan review.	Info Only
49.	Public Works - Engineering	Fencing will be required around the proposed retention pond.	Info Only
50.	Public Works - Engineering	Any additional ADA parking and access required must be shown at site plan review.	Info Only
51.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468

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) 665-7775 no later than noon on Friday, JULY 31, 2026, in order to place you on the Wednesday, AUGUST 5, 2026 meeting agenda.

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

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: 2026-0638

Title:

10:00 AM (TEAMS) HIDDEN TOWNS AT OAKS RUN CROSSINGS - PRE-APPLICATION

Project Number: 26-80000087

Project Description: Proposed Land Use Amendment from OFF/LDR to PD and Rezone from OP/A-1 to PD on 2.12 acres located on the northeast corner of Wayside Dr and Orange Blvd

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

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

BCC District: 5-Herr

Applicant: Ben Larson (407) 761-0694

Consultant: N/A



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

PM AMY

PROJ. #: 26-80000087
RECEIVED AND PAID
07/16/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	Hidden Towns at Oak Run Crossing		
PARCEL ID #(S):	30-19-30-300-002E-0000 + 30-19-30-300-022B-0000		
TOTAL ACREAGE:	2.12	BCC DISTRICT:	Seminole County
ZONING:	Commercial/Agricultural	FUTURE LAND USE:	requesting residential (see drawings)

APPLICANT

NAME:	Ben Larson	COMPANY:	owner
ADDRESS:	5668 + 5680 Wayside Dr.		
CITY:	Sanford	STATE:	FL
PHONE:	407-761-0694	ZIP:	32771
EMAIL:	[REDACTED]		

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: Northeast corner/vacant lot of commercial property. I wish to rezone residential for housing.

STAFF USE ONLY

COMMENTS DUE: 07/24	COM DOC DUE: 07/30	DRC MEETING: 08/05/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: OP/A-1	FLU: OFF/LDR	LOCATION: on the northeast corner of Wayside Dr and Orange Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	

AGENDA 07/31

Also Parcel #
30-19-30-300-002E
-0000

*Need to rezone
this section
for townhomes
(see rendering)

Parcel # 30-19-30-300-002E-0000
Zoned commercial

10,000 sqft of Commercial bldgs exist.
5692 + 5680 Wayside Drive

Parcel #
30-19-30-300-022B
-0000

1270 sqft
home
5668 Wayside Dr.

Dear Sir/Madame,

I am requesting a rezoning of a section of my commercial parcel # 30-19-30-300-002E-000 under the address of 5680 Wayside Drive, Sanford, FL. The section I would like rezoned is in the back Northeast corner of my property highlighted in the sketch I have included. I also own parcel # 30-19-30-300-022B-0000 at 5668 Wayside Drive which has a small 1270 sqft home on it and is zoned agricultural. The 2 properties form a perfect rectangle at the corner of Orange Blvd and Wayside Drive.

My vision is to have town homes in that back corner. I have provided a rendering from a builder, but the setbacks, driveways, orientation of the homes, etc. need major modifications, as I'm sure you will agree with and require. I am open to any suggestions to help make this project work. I feel there is a need for good, attractive housing in my area. The multi-story apartment units around me have been built up and filled with tenants to capacity fast. Single-family town homes would make a nice addition to the growing demand and aesthetics of our beautiful area here.

Please give this rezoning your consideration. I look forward to this exciting project and working with you.

Sincerely,

Dr. Ben Larson

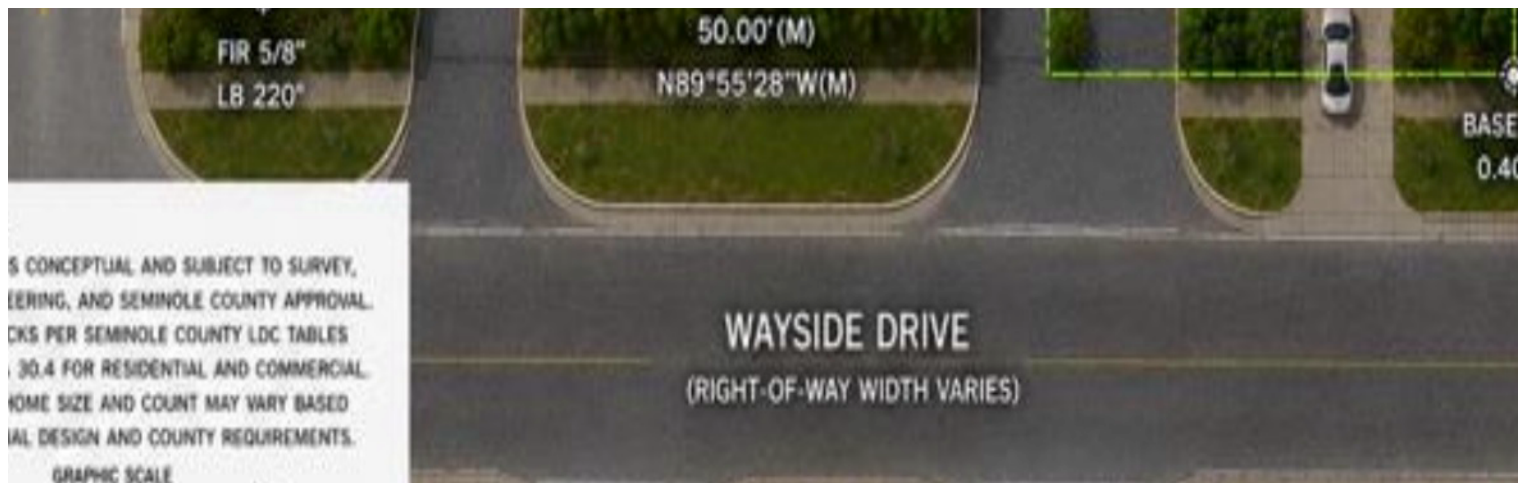
[407-761-0694](tel:407-761-0694) cell

REZONE FROM OP AND A-1 TO PD
LAND USE AMENDMENT OFF AND LDR TO PD

Additional comments:

I want to maximize my property, according to county regulations, to make these homes exceptional. I hope that by me being the owner of the entire property, I can have some flexibility



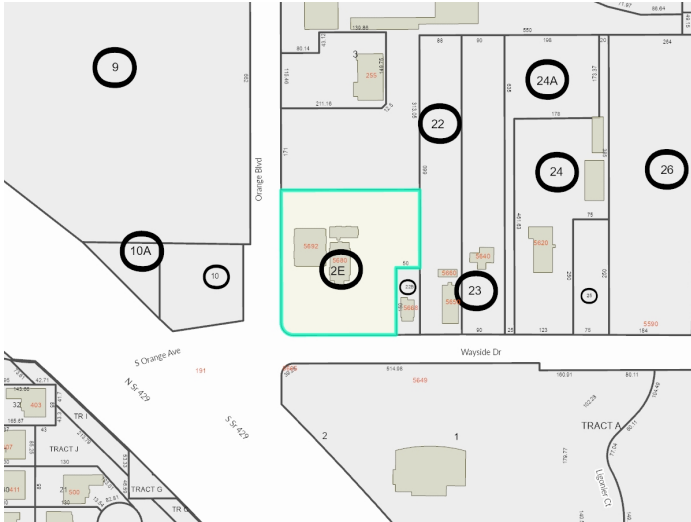


2026 Property Record CardA



Parcel: **30-19-30-300-002E-0000**
 Property Address: **5680 WAYSIDE DR SANFORD, FL 32771**
 Owners: **BCL PROPERTIES LLC**
 2026 Market Value \$1,655,972 Assessed Value \$1,655,972 Taxable Value \$1,655,972
 2025 Tax Bill \$21,634.80
 Professional Service Bld property w/1st Building size of 3,364 SF and a lot size of 1.85 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	30-19-30-300-002E-0000
Property Address	5680 WAYSIDE DR SANFORD, FL 32771
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	19:Professional Service Bld
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$880,995	\$835,713
Depreciated Other Features	\$149,316	\$120,233
Land Value (Market)	\$625,661	\$625,661
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,655,972	\$1,581,607
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$1,655,972	\$1,581,607

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,634.80
Tax Bill Amount	\$21,634.80
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 BCL PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 30 TWP 19S RGE 30E W 330 FT OF S 1/4 OF NW 1/4 (LESS E 50 FT OF S 175 FT & N 320.58 FT & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,655,972	\$0	\$1,655,972
SCHOOLS	\$1,655,972	\$0	\$1,655,972
FIRE	\$1,655,972	\$0	\$1,655,972
ROAD	\$1,655,972	\$0	\$1,655,972
WATER MANAGEMENT DISTRICT	\$1,655,972	\$0	\$1,655,972

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$650,000	05936/1277	Improved	No
WARRANTY DEED	8/1/1998	\$350,000	03495/0850	Improved	Yes
WARRANTY DEED	10/1/1985	\$125,000	01682/0971	Improved	No
WARRANTY DEED	2/1/1984	\$69,500	01523/1785	Vacant	Yes
WARRANTY DEED	2/1/1981	\$39,000	01320/0837	Vacant	No
WARRANTY DEED	10/1/1979	\$30,000	01249/0363	Improved	Yes

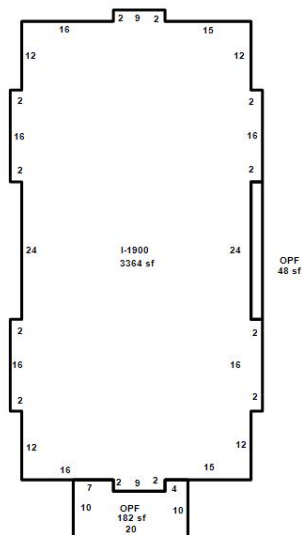
LandA

Units	Rate	Assessed	Market
80,445 SF	\$9.15/SF	\$625,661	\$625,661

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3364
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$581,999
Assessed	\$324,464

* Year Built = Actual / Effective



Building 1

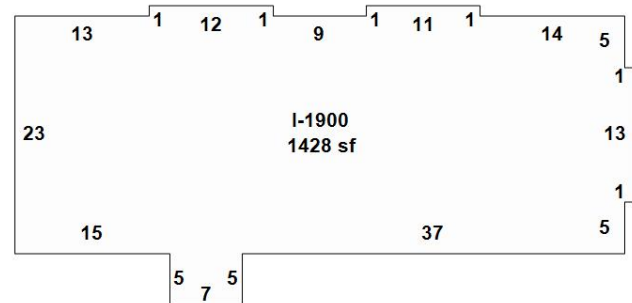
AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	182
OPEN PORCH FINISHED	48

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1428
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$272,500
Assessed	\$255,469

* Year Built = Actual / Effective

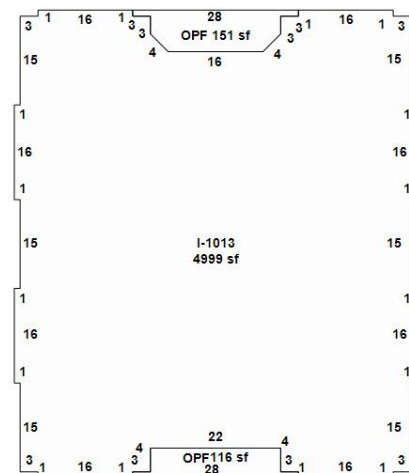


Building 2

Building InformationA

#	3
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4999
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$321,133
Assessed	\$301,062

* Year Built = Actual / Effective



5692 Wayside

Building 3

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	151
OPEN PORCH FINISHED	116

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08584	5692 WAYSIDE DR: ALTERATION COMMERCIAL-interior shell White box CC no CO	\$89,000		8/1/2023
00564	5680 WAYSIDE DR: SITE LIGHTING	\$1,450		1/11/2022
15012	ADDITION- 5680 WAYSIDE DR	\$190,023	3/16/2020	4/1/2019
17692	5692 WAYSIDE DR: OFFICE/BANKS/PROFESS BLDGS-5000 SQ FT DARK SHELL	\$500,000	3/16/2020	1/29/2019
07045	REPAIR DAMAGED WALL DUE TO CAR	\$2,400		6/17/2016
04974	GROUND SIGN - ADVANCED EYE CARE; PAD PER PERMIT 5686 WAYSIDE DR	\$2,235		5/9/2007
12440	REROOF	\$9,900		11/3/2006
00992	TENANT BUILDOUT	\$200,000	5/23/2007	1/30/2006
00473	PAOLA WOODS DAY CARE WIRE HOOD	\$300		1/1/1996
06355	PAOLA WOODS DAY CARE	\$1,300		9/1/1995
05898	FIRE ALARM PAOLA WOODS DAY CARE	\$1,550		9/1/1995
05706	DEMOLITION (2) WALLS	\$330		8/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1986	114	\$620	\$372
COMMERCIAL ASPHALT DR 2 IN	1986	8820	\$29,547	\$17,728
4' CHAIN LINK FENCE - LIN FT	1986	148	\$1,591	\$955
6' CHAIN LINK FENCE - LIN FT	1986	1864	\$28,873	\$17,324
WALKS CONC COMM	2020	2370	\$12,893	\$11,281
COMMERCIAL ASPHALT DR 2 IN	2020	30041	\$100,637	\$88,057
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	204	\$2,829	\$2,475

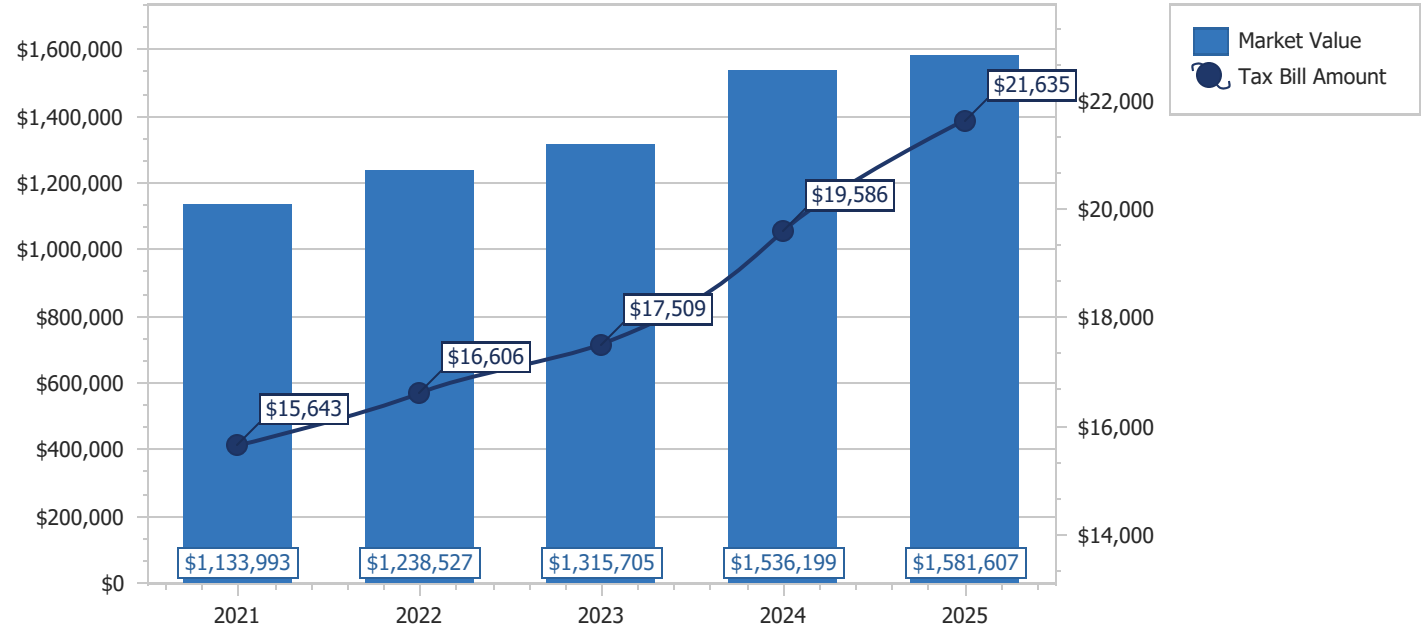
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationA	
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

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

Property Value HistoryA

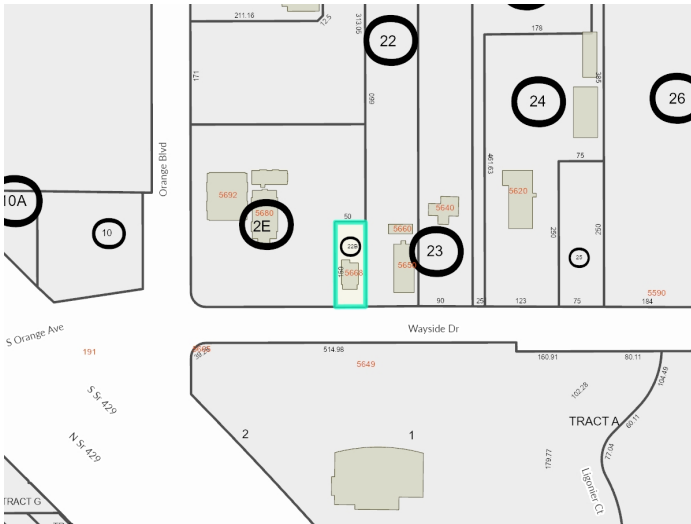


2026 Property Record CardA



Parcel: 30-19-30-300-022B-0000
 Property Address: 5668 WAYSIDE DR SANFORD, FL 32771
 Owners: LARSON, BEN
 2026 Market Value \$119,191 Assessed Value \$79,489 Taxable Value \$79,489
 2025 Tax Bill \$1,241.93 Tax Savings with Non-Hx Cap \$407.05
 The 3 Bed/1 Bath Single Family property is 1,270 SF and a lot size of 0.16 Acres

Parcel LocationA



Current Site PictureA



301930300022B0000 05/03/2023

Parcel InformationA

Parcel	30-19-30-300-022B-0000
Property Address	5668 WAYSIDE DR SANFORD, FL 32771
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$69,191	\$70,548
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$119,191	\$120,548
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$39,702	\$48,285
P&G Adjustment	\$0	\$0
Assessed Value	\$79,489	\$72,263

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$1,648.98
Tax Bill Amount	\$1,241.93
Tax Savings with Exemptions	\$407.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LARSON, BEN

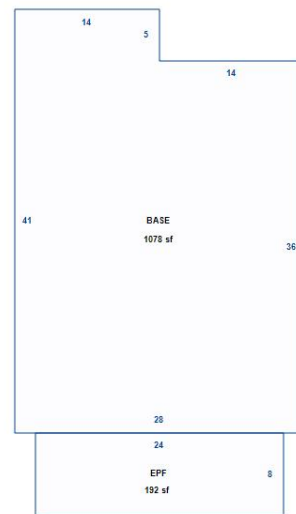
Legal DescriptionA

SEC 30 TWP 19S RGE 30E
BEG 280 FT E OF W 1/4 COR RUN N 150
FT E 50 FT S TO A PT E OF BEG W TO BEG

COUNTY GENERAL FUND		\$79,489		\$0	\$79,489
FIRE		\$79,489		\$0	\$79,489
WATER MANAGEMENT DISTRICT		\$79,489		\$0	\$79,489
WARRANTY DEED	4/1/2018	\$40,000	09136/1846	Improved	No
1 Lot		\$50,000/Lot		\$50,000	\$50,000

1	
1940/1970	
1.0	
1078	
SIDING GRADE 3	
\$69,191	

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
ENCLOSED PORCH FINISHED	192

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05840	5668 WAYSIDE DR: REROOF RESIDENTIAL -Residential single-family house	\$10,000		4/29/2025

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

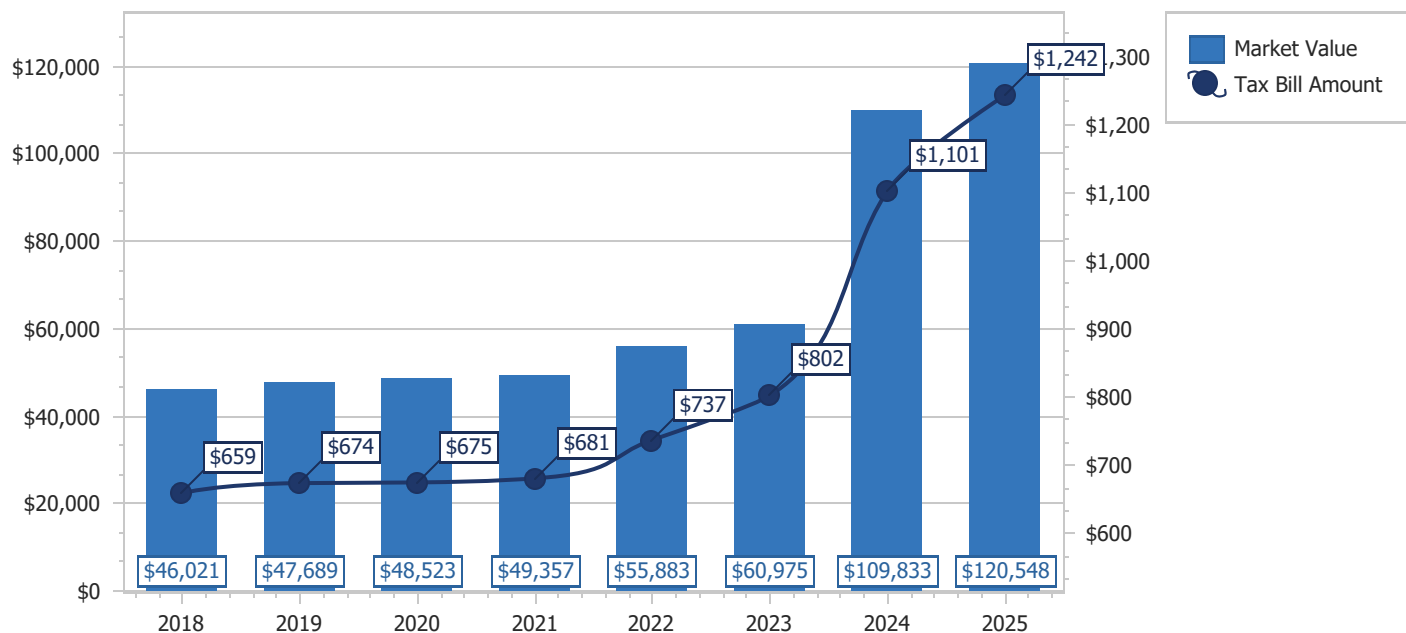
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political RepresentationA	
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 DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value HistoryA



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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: 7/16/2026 1:28:43 PM
Project: 26-80000087
Credit Card Number: 43*****4948
Authorization Number: 139093
Transaction Number: 160726C49-F1BFB3DD-4D2E-4AED-A768-5D3333BC6DA4
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	HIDDEN TOWNS AT OAKS RUN CROSSINGS - PRE-APPLICATION	PROJ #: 26-80000087
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/16/26	
RELATED NAMES:	EP BEN LARSON	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	30-19-30-300-002E-0000+	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM OFF/LDR TO PD AND REZONE FROM OP/A-1 TO PD ON 2.12 ACRES LOCATED ON THE NORTHEAST CORNER OF WAYSIDE DR AND ORANGE BLVD	
NO OF ACRES	2.12	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	OP	
LOCATION	ON THE NORTHEAST CORNER OF WAYSIDE DR AND ORANGE BLVD	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BEN LARSON 5668 WAYSIDE DR SANFORD FL 32771 (407) 761-0694	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

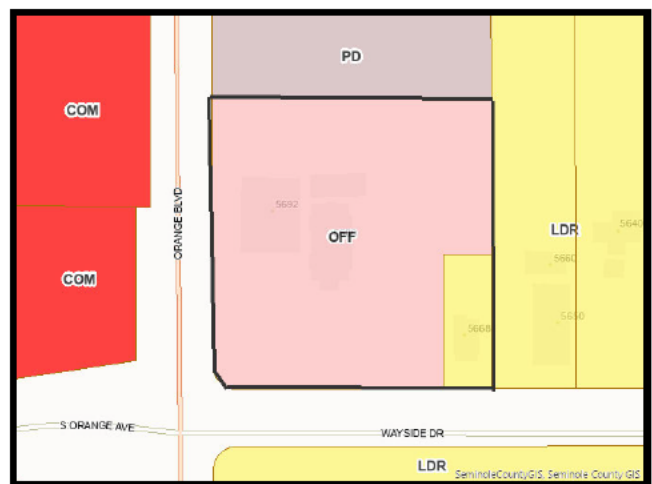
- The subject property has Future Land Use of Office and Low Density Residential with A-(Agriculture) and OP(office) zoning.
- To pursue the development as proposed, a Planned Development (PD) rezoning would be required. However, the project cannot exceed the existing Low Density Residential designation, which allows a maximum of four (4) dwelling units per net buildable acre. The applicant must also demonstrate how the proposed development meets the PD review criteria.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
4.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
6.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
7.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Comprehensive Planning	Portion of the proposed site has a Future Land Use of OP (Office). Per Comprehensive Plan Policy FLU 5.3.1 Office: The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site. Uses - Conversion of existing residential	Info Only

		structures to low intensity professional office uses; - General office development; - Nursery schools, libraries, laboratories, and day care centers; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. - Missing Middle residential units within an office development, where such use occupies no more than 20 percent of net buildable area and 49 percent of total floor area. Where residential use is proposed in an office development, residential floor area shall be counted toward the maximum FAR of 0.35. Joint access and cross access easements are encouraged to maintain roadway capacity. Per Comprehensive Plan Policy FLU 5.3.1 Office, Missing Middle Housing units within an office development may be allowed in the OP Future Land Use on a single site where such use occupies no more than 20 percent of the net buildable area and 49 percent of total floor area. The proposed use must also be consistent with the underlying zoning.	
9.	Comprehensive Planning	Portion of the site has LDR (Low Density Residential) Future Land Use. Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses - 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; - Public elementary schools, public middle schools and public high schools; and - 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 of house and ADU appears to be consistent with the Low Density Residential (LDR) Future Land Use.	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	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 24" PVC potable water main running along the east side of Orange Blvd.	Info Only
12.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 24" PVC force main running along the west side of Orange Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" PVC reclaim water main running along the west side of Orange Blvd.	Info Only
14.	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/secure-utility-files-download-registration . 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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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

15.	Natural Resources	Instructions for the arbor permit: 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. (a) The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed. 3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees. 4. Submit both files to ePlan under the Application Documents folder.	Info Only
16.	Natural Resources	Are there areas any trees are being removed as a result of development? Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

18.	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
19.	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
20.	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
21.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
22.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging	Info Only

		nature shall be attached to any tree. SCLDC 60.8(c)	
23.	Natural Resource	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	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
26.	Planning and Development	The subject site has an Office Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
27.	Planning and Development	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.	Info Only
28.	Planning and Development	The setbacks for the OP zoning district are: Front Yard: 25', Rear yard: 10', Side Yard: 0', Side Street: .0'	Info Only

29.	Planning and Development	The setbacks for the A-1 zoning district are: Front Yard: 50', Rear yard: 30', Side Yard: 50', Side Street: 10'	Info Only
30.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
31.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft - 3 spaces / 1,000 sq. ft. Residential Unit: 1,000 SF or greater - 2 spaces / dwelling unit ¹	Info Only
32.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
33.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only

		arse.php/3423/urlt/Community-Meeting-Procedure.pdf	
34.	Planning and Development	Sec. 30.4.14. - OP Office District. 30.4.14.1 Zone Description: The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the traffic impact on adjacent streets and thus enhance traffic movement. The District is most generally located on arterial or collector roadways.	Info Only
35.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
36.	Planning and Development	1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the	Info Only

		date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). 3rd 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. (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). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 – 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). Staff recommends submitting after step one has been approved by BCC. Step 5 – 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.	
37.		30.8.5.3 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,	Info Only

		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) Undergrounding of all utilities within the development and, if feasible, at the property boundaries. (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 such as use of Florida Water Star practices. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (10) Demonstrate consistency with DarkSky International Five Principles for Responsible Outdoor Lighting through the development including the use of DarkSky	
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		Approved Luminaires or equivalent for outdoor lighting fixtures. (11) Additional landscaping, above that which is required, consists of a substantial proportion of native plants as identified in the IFAS Florida-Friendly Landscaping™ Plant Guide and is accompanied by a maintenance 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; transportation demand management; or permitting complementary uses. (3) If the proposed development falls within an overlay, the development must comply with the standards of that overlay. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) How the proposed development provides a use or design approach that cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.	
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		(4) A description of the greater benefits to the County as described in (b). (e) Common Useable Open Space: Twenty-five (25) percent minimum open is required subject to the is required subject to the criteria of Section 30.14.2. following standards: criteria of Section 30.14.2.	
38.	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
39.	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
40.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
41.	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,	Info Only

		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"	
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
44.	Public Works - Engineering	The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.	Info Only
45.	Public Works - Engineering	A minimum five 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
46.	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.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

48.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
49.	Public Works - Engineering	Library Comment 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
50.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
52.	Public Works - Engineering	Based on preliminary review, the site is land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
53.	Public Works - Engineering	No additional access points would be permitted to the site.	Info Only
54.	Public Works - Impact Analysis	No Review Required.	Info Only

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	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	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: 2026-0631

Title:

HARNEY HEIGHTS RD - PRE-APPLICATION

Project Number: 26-80000082

Project Description: Proposed Site Plan to add a metal garage closer to the home for accessibility purposes on 5.67 acres in the A-5 zoning district located on the north side of Harney Heights Rd, east of Meade Rd

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 14-20-32-501-0E00-0020

BCC District: 2-Zembower

Applicant: Lisa Morris (407) 230-2913

Consultant: N/A



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

PROJ. #: 26-80000082

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Modifications to accommodate disability

PARCEL ID #(S): 14-20-32-501-0E00-0020

TOTAL ACREAGE: 5.67

BCC DISTRICT: ~~01: County Tax District~~ 2: Zembower

ZONING: A-5

FUTURE LAND USE: R5

APPLICANT

NAME: Lisa Morris, POA for Dustin and Leeann Carter COMPANY:

ADDRESS: 770 Harney Heights Rd.

CITY: Geneva

STATE: FL

ZIP: 32732

PHONE: 407-230-2913

EMAIL: [REDACTED]

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: Add 80' x 25' metal garage at the east end of the home on lot 3 reducing the front setback to 70'. Also relocating the home on lot 2 approx 150' northeast adjacent to the southwest end of the house on lot 3. Adding porches and ramps to allow for wheelchair access to both buildings.

STAFF USE ONLY

COMMENTS DUE: 7/17

COM DOC DUE: 7/23

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-5

FLU: R5

LOCATION:
on the north side of Harney Heights Rd,
east of Meade Rd

W/S: N/A

BCC: 2: Zembower

Agenda: 7/31

Narrative Regarding Pre-Application for Site Development

Parcel Number:

14-20-32-501-0E00-0020

Legal Description:

LOTS 2 & 3 BLK E LAKE HARNEY ACRETTES PB 11 PG 34

Zoning:

A-5

Property Address:

Lot 2 - Original home: 770 Harney Heights Rd., Geneva, FL 32732

Lot 3 - Home added in 2017: 782 Harney Heights Rd., Geneva, FL 32732

This property was purchased in 2017 conditioned upon a Lot Split Inquiry approval prior to the purchase regarding the ability to split the lots and add a home for the Carter/Morris family to share. The Lot Split Approval was granted to the Carter/Morris family in 2017, and an additional home was placed on Lot 3 in the same year. Subsequently, at the request of the primary lender the lots were recombined, and a variance was applied for and granted. In 2022 the original lender released Lot 3 from the mortgage and a lot split was requested and expected to be approved based on the County's prior approval. However, the County denied the application and indicated that it had issued the original 2017 approval in error. Lots 2 & 3 remain combined due to the application denial.

Owners/Residents:

Dustin and Leeann Carter – Property Owners

Lisa Morris – Leeann Carter's mother and Power of Attorney to manage the property

Rafael Bringas – Domestic Partner of Lisa Morris

In May, 2025 Rafael was diagnosed with ALS. ALS stands for Amyotrophic Lateral Sclerosis, a progressive neurodegenerative disease that affects nerve cells in the brain and spinal cord (motor neurons). As these neurons die, the brain can no longer control voluntary muscles, leading to muscle weakness, loss of mobility, and difficulty speaking, eating, and breathing. Often referred to as Lou Gehrig's disease, after the famous baseball player who was diagnosed with it in 1939. It is a degenerative disease, meaning symptoms worsen over time. While it causes severe physical disability, it typically leaves a person's mental

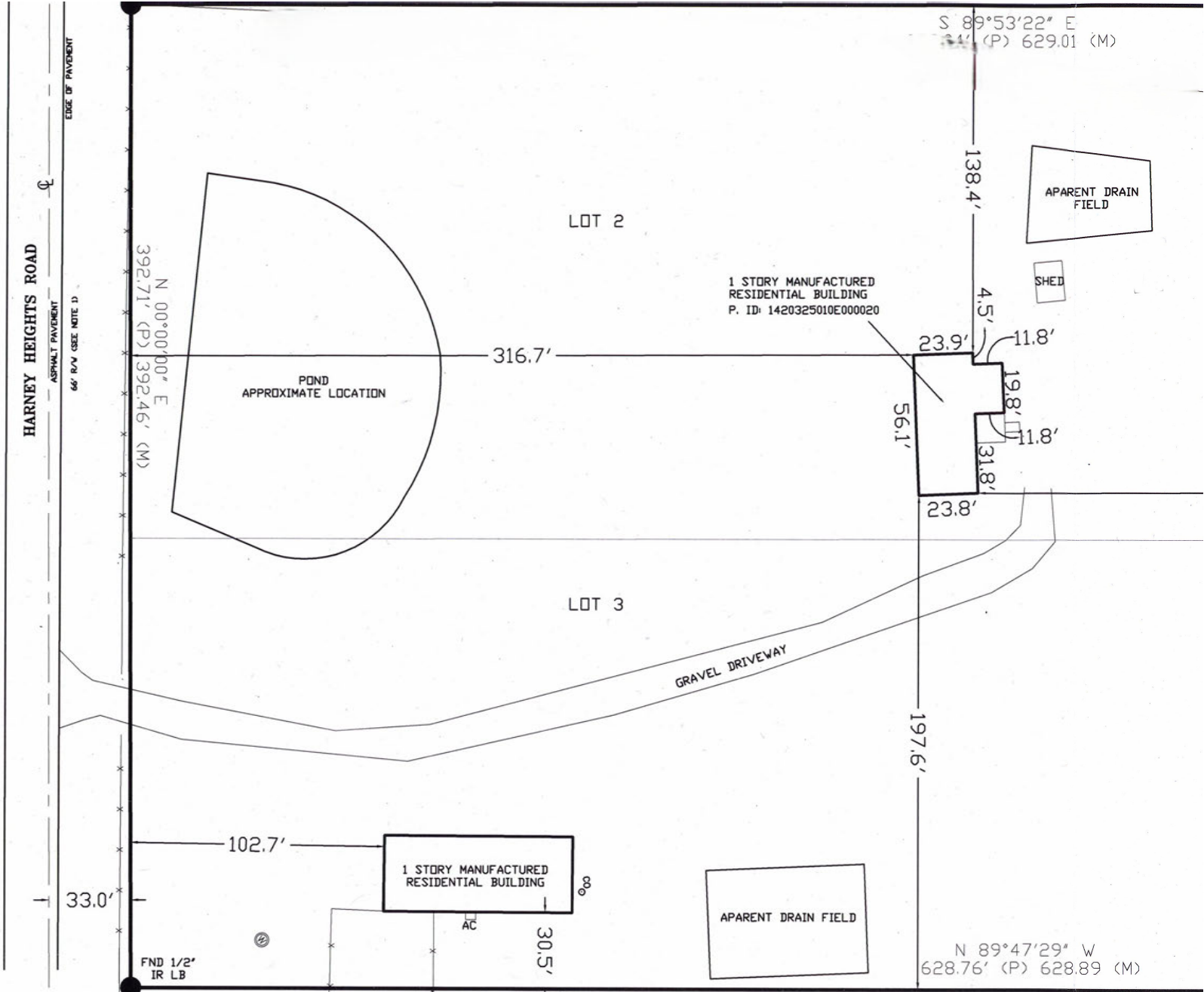
Narrative Regarding Pre-Application for Site Development

faculties and senses intact. There is no known cure, though treatments and therapies are available to manage symptoms, slow the disease's progression, and improve quality of life.

The proposed changes to the site plan are intended to address the mobility challenges Rafael will face as his disease progresses. Lisa and Rafael reside in the home on Lot 3 so the addition of a garage with a ramp for access will be essential to facilitating transport to doctor appointments, therapy appointments, etc. Additionally, although Leeann and Dustin reside in the south end of the home currently on Lot 2, the north end of that home contain a home gym that Rafael uses to maintain as much strength as possible in order to maintain his independence for as long as possible. Bringing the homes close together will allow the construction of porches and ramps to connect them, thereby facilitating Rafael's access. He is currently still walking with the use of leg braces and a walker but the use of a wheelchair will be necessary in the very near future.

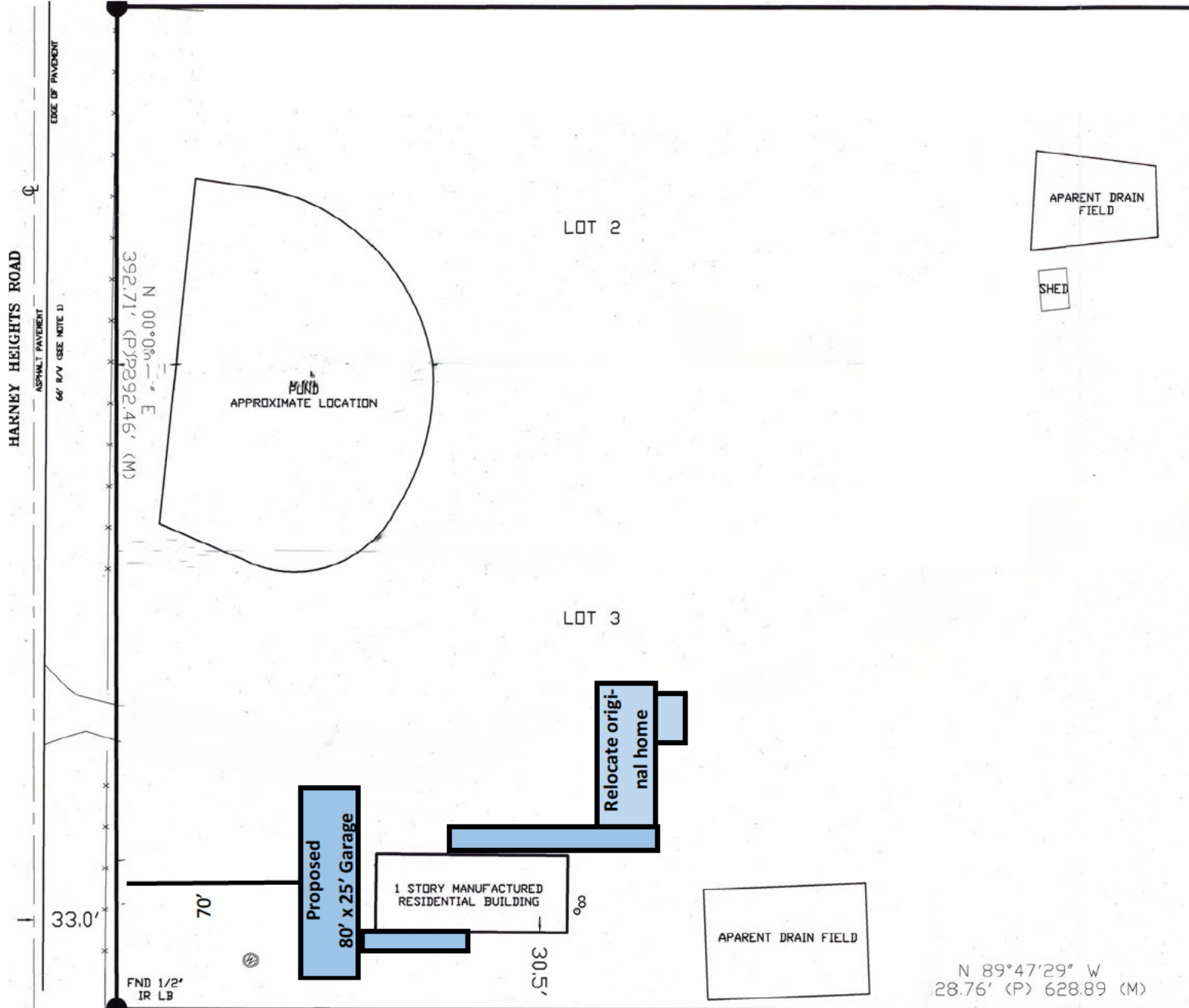
Site Plan as the property exists today

770 Harney Heights Rd, Geneva, FL 32732



Proposed Modifications

770 Harney Heights Rd., Geneva, FL 32732



2026 Property Record Card



Parcel: 14-20-32-501-0E00-0020
Property Address: 770 HARNEY HEIGHTS RD GENEVA, FL 32732
Owners: CARTER, LEEANN L; CARTER, DUSTIN M
 2026 Market Value \$521,839 Assessed Value \$521,839 Taxable Value \$470,428
 2025 Tax Bill \$6,010.66
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 1,544 SF and a lot size of 5.67 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	14-20-32-501-0E00-0020
Property Address	770 HARNEY HEIGHTS RD GENEVA, FL 32732
Mailing Address	770 HARNEY HEIGHTS RD GENEVA, FL 32732-9174
Subdivision	LAKE HARNEY ACRETTES
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$316,876	\$235,145
Depreciated Other Features	\$6,723	\$6,023
Land Value (Market)	\$198,240	\$198,240
Land Value Agriculture	\$0	\$0
Just/Market Value	\$521,839	\$439,408
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	\$521,839	\$439,408

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,010.66
Tax Bill Amount	\$6,010.66
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

CARTER, LEEANN L - Tenancy by Entirety
 CARTER, DUSTIN M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 2 & 3 BLK E
LAKE HARNEY ACRETTES
PB 11 PG 34

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$521,839	\$51,411	\$470,428
SCHOOLS	\$521,839	\$25,000	\$496,839
FIRE	\$521,839	\$51,411	\$470,428
ROAD	\$521,839	\$51,411	\$470,428
WATER MANAGEMENT DISTRICT	\$521,839	\$51,411	\$470,428

Sales

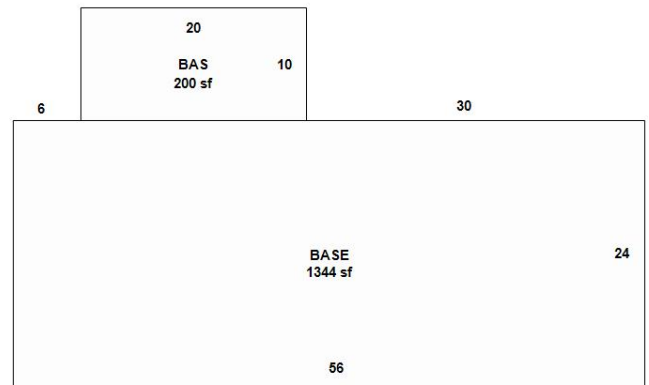
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2017	\$182,500	08854/0337	Improved	Yes
WARRANTY DEED	12/1/2005	\$273,000	06068/1253	Improved	Yes
WARRANTY DEED	12/1/1994	\$35,500	02864/1704	Improved	Yes
QUIT CLAIM DEED	10/1/1985	\$25,700	01694/1639	Improved	No
ARTICLES OF AGREEMENT	4/1/1983	\$28,200	01526/1240	Vacant	No

Land

Units	Rate	Assessed	Market
5.60 Acres	\$59,000/Acre	\$198,240	\$198,240

Building Information

#	1
Use	MOBILE HOME
Year Built*	2003
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft²)	1344
Total Area (ft²)	1544
Constuction	SIDING GRADE 3
Replacement Cost	\$104,683
Assessed	\$81,653

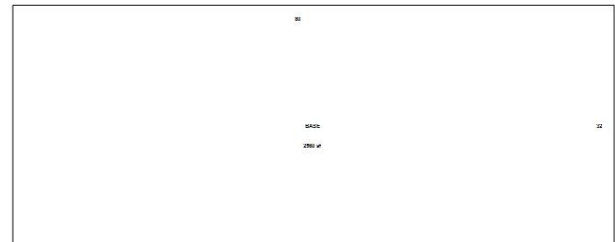


Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
BASE	200

Building Information	
#	2
Use	MOBILE HOME
Year Built*	2018
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft²)	2560
Total Area (ft²)	2560
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$252,928
Assessed	\$235,223



Building 2

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12722	770 HARNEY HEIGHTS RD: FENCE/WALL RESIDENTIAL- [LAKE HARNEY ACRETTES]	\$7,500		8/21/2020
12667	782 HARNEY HEIGHTS RD: MOBILE HOME-New mobile home [LAKE HARNEY ACRETTES]	\$130,000	2/7/2018	10/30/2017
11662		\$65,000	12/22/2003	10/16/2003
00376	ALUMINUM ROOF OVER	\$3,000		1/1/1995

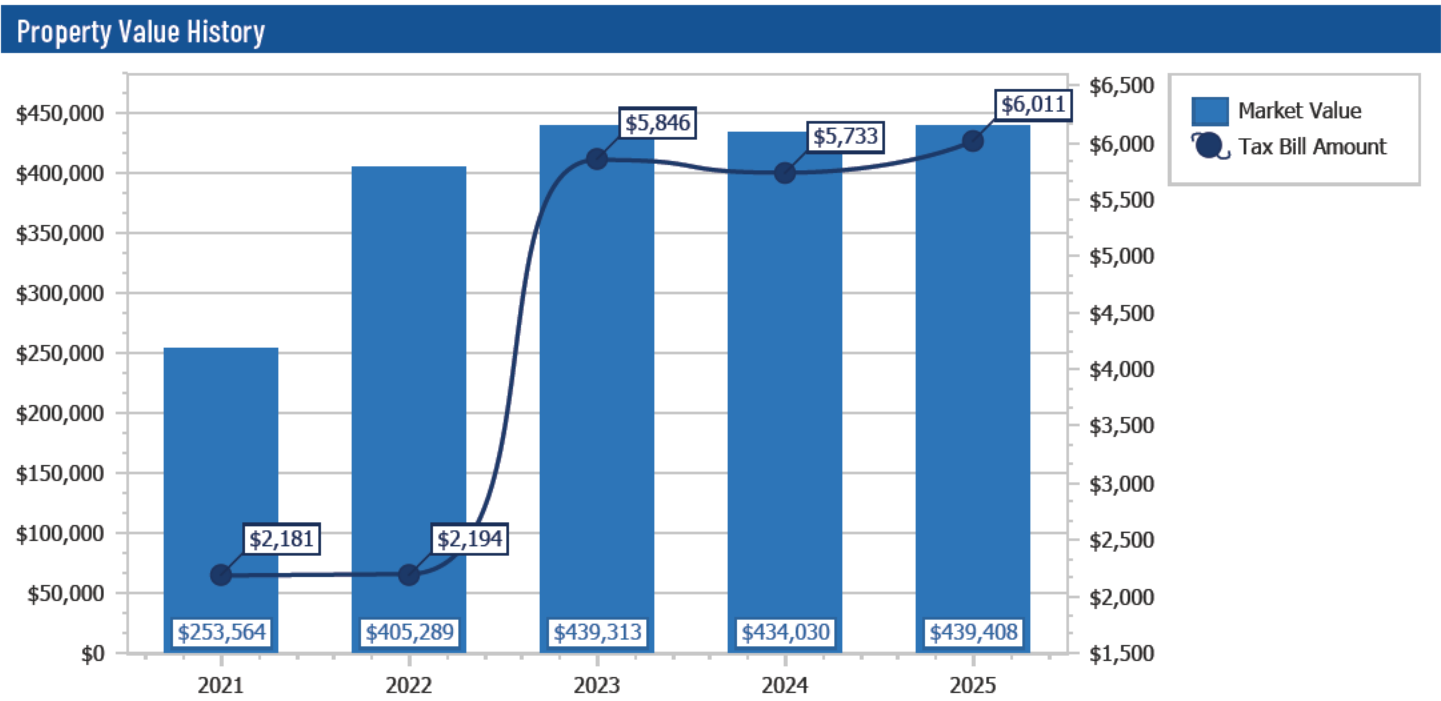
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	2003	1	\$1,100	\$660
ACCESSORY BLDG 2	2017	1	\$5,000	\$4,000
ACCESSORY BLDG 1	2018	1	\$2,500	\$2,063

Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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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: 7/7/2026 2:59:15 PM
Project: 26-80000082
Credit Card Number: 45*****7932
Authorization Number: 421574
Transaction Number: 070726084-0B77BB32-2EC6-4B0F-88BB-80CD62BF33C4
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 GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	HARNEY HEIGHTS RD - PRE-APPLICATION	PROJ #: 26-80000082
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/07/26	
RELATED NAMES:	EP LISA MORRIS	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	14-20-32-501-0E00-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD A METAL GARAGE CLOSER TO THE HOME FOR ACCESSIBILITY PURPOSES ON 5.67 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HARNEY HEIGHTS RD, EAST OF MEADE RD	
NO OF ACRES	5.67	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTH SIDE OF HARNEY HEIGHTS RD, EAST OF MEADE RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
LISA MORRIS 770 HARNEY HEIGHTS RD GENEVA FL 32732 (407) 230-2913	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Rural 5 and A-5 (Rural Agriculture) zoning.
- Per Sec. 30.6.4.4 approved to temporarily place mobile or recreational vehicle on the same property as an existing single-family residence to provide housing for a chronically ill relative or their practical nurse would require the owner to apply for a Limited Use permit. The request must include documentation verifying the medical hardship, such as medical records- a doctor's recommendation or other related medical documentation. Limited Use Permits shall normally be limited to a maximum period of two (2) years, unless the Development Services Director determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period.
- The applicant provided background on the previous lot split. Based on staff's research, the lots may be subdivided back to their original platted lot lines. However, before the lots can be separated again, no structures may encroach into the required side-yard setback along the shared property line between Lot 1 and Lot 2. Additionally, if accessory structures exist on both lots, each lot must contain a primary structure; otherwise, the accessory structure must be removed.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the request of modification to the existing single-family home, no buffers are required. If the nature of the request changes, the need for buffers may be reevaluated.	Info Only
2.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
4.	Building Division	- Each separate parcel, separate building and/or standalone structure, will require a separate permit.	Info Only
5.	Comprehensive Planning	Site has an R5 (Rural-5) Future Land Use. Per Policy FLU 3.5.2, Rural-5: The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. Based on this, the proposed use of a residential home appears consistent with the Rural-5 Future Land Use. Please note the density of one dwelling per five net buildable acres and that the use will also need to be consistent with the underlying zone and Land Development Code.	Info Only
6.	Comprehensive Planning	Policy FLU 3.2.1 – Recognition of East Rural Area The Rural Boundary is delineated on the map titled "Rural Boundary Map," dated August 10, 2004, and the legal description titled "Legal Description for Rural Areas," dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area," for the purpose of this Element, is those lands contained within the area depicted in the above-referenced legal	Info Only

		description. The County shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection, and LDC enforcement consistent with the rural character of such areas.	
7.	Environmental Services	This development is located outside of the urban service boundary for utilities, so potable water wells will continue to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
8.	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will continue to service it. 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	Info Only

		(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 development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	
10.	Natural Resources	A gopher tortoise survey, performed no more than 90 days prior to the start of the proposed actives, may be required at site plan review.	Info Only
11.	Natural Resources	Please note that there appears to be wetlands and/or surface waters on the site. If excavation or grading is needed for the proposed project, then no work actives will be allowed within a 25ft buffer around the wetland/surface water. If NO excavation or grade change is needed for the proposed project, then no work activities will be allowed within a 15ft buffer around the wetland/surface water.	Info Only
12.	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

13.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: Front Yard: 50 feet, Rear yard: 30 feet, Side Yard: 10 feet, Side Street: 50 feet.	Info Only
14.	Planning and Development	History: - On February 9, 2017, Seminole County approved a lot split for the property. - In 2019, the parcels were recombined to avoid any potential mortgage-related consequences, according to the power of attorney. - In August 2022, Seminole County denied the request to separate the parcels because the proposal did not meet the requirements of the Seminole County Land Development Code. - On October 23, 2018, Seminole County approved a variance for an accessory dwelling unit.	Info Only
15.	Planning and Development	The subject property has a Future Land Use of Rural 5 and A-5 (Rural Agriculture) zoning.	Info Only
16.	Planning and Development	Per Sec. 30.6.4.4 Temporary Uses in Agricultural Zones (a) It is the intent of this Section that the uses listed herein may be allowed in the A-1, A-3, A-5, and A-10 Zoning Districts, subject to the Limited Use process described in Section 30.5.1.2. (2) Temporary occupancy of a mobile home or recreational vehicle may be permitted on the same lot with a single-family residence for housing a chronically ill relative or a practical nurse, subject to the following: a. A hardship shall be substantiated by documentary evidence, such as medical records, a doctor's recommendation, or other related medical documentation. b. Permits shall normally be limited to a maximum period of two (2) years, unless the Development Services Director, or the Board of County Commissioners on appeal, determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period. In such cases, approval	Info Only

		may be granted for a period exceeding two (2) years; provided, however, that the mobile home shall only be occupied by the chronically ill relative for whom the approval was granted or by the practical nurse providing medical care for that chronically ill relative.	
17.	Planning and Development	Regarding the proposed metal garage located in front of the principal dwelling, the structure must maintain a minimum front setback of 100 feet. If the proposed garage does not meet the required 100-foot setback, the applicant may apply for a variance.	Info Only
18.	Public Safety - Fire Marshal	Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft (12 ft for SFR driveways) in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
19.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
20.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
21.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
22.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
23.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only

24.	Public Works - Engineering	No traffic or stormwater impacts are anticipated for this project.	Info Only
25.	Public Works - Impact Analysis	No Review Required.	Info Only

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	Kaitlyn Apgar 407-665-7377 kapgar@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	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: 2026-0633

Title:

PANDAL EVENTS CENTER - PRE-APPLICATION

Project Number: 26-80000084

Project Description: Proposed Special Exception for event center on 11.17 acres in the A-1 zoning district located on the north side of Vihlen Rd, east of Upsala Rd

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 26-19-30-5AE-0800-0000+

BCC District: 5-Herr

Applicant: Ramachandran Balaraman (407) 376-6418

Consultant: N/A



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

PROJ. #: 26-80000084

Received: 7/10/26

Paid: 7/10/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: PANDAL EVENTS CENTER

PARCEL ID #(S): 26-19-30-SAF-0800-0000 AND 26-19-30-SAF-0700-0000

TOTAL ACREAGE: 11.10

BCC DISTRICT: ~~SEMINOLE~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: ~~Planned Development~~ LDR

APPLICANT

NAME: RAMACHANDRAN BALARAMAN COMPANY:

ADDRESS: 1785 ALAQUA DR.

CITY: LONGWOOD

STATE: FL

ZIP: 32779

PHONE: 407-376-6418

EMAIL: [REDACTED]

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: Indoor and outdoor event facility for wedding and traditional cultural performances

STAFF USE ONLY

COMMENTS DUE: 7/24

COM DOC DUE: 7/30

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the north side of Vihlen Rd,
east of Upsala Rd

Agenda: 7/31

07/10/2026

Seminole County Planning and Development Services
1101 East First Street
Sanford, FL 32771

Re: Pre-Application Submission – Proposed Indoor and Outdoor Cultural Event Venue

Property: 1550 Freer Ln, Sanford, FL 32771 and 1570 Freer Ln, Sanford, FL 32771

Parcel Nos.: 26-19-30-5AE-0800-0000 and 26-19-30-5AE-0700-0000

Total Site Area: Approximately 11.10 acres

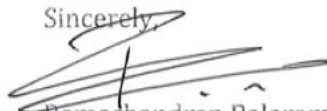
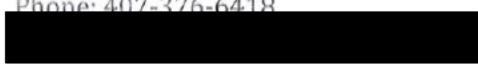
Dear Seminole County Staff:

We respectfully submit this pre-application packet for review of a proposed indoor and outdoor cultural event venue located on two adjacent parcels totaling approximately 11.10 acres in unincorporated Seminole County. The site is presently zoned **A-1** and is proposed for development as a cultural event facility to host Indian weddings, traditional family ceremonies, Indian classical music concerts, classical dance performances, and related cultural gatherings. The current property data identifies the parcels as A-1 zoning and a combined acreage of approximately 11.10 acres in the listing source, while some online listing provided parcel acres total 5.48 and 5.62 acres, respectively; the final survey should confirm the exact gross acreage for submittal.

The proposed use is intended to be a controlled, reservation-based, family-oriented venue rather than a nightclub, general party hall, or late-night entertainment establishment. The project will be designed with strict operational controls, including managed event hours, on-site parking, stormwater management, landscape buffering, and traffic circulation designed to minimize impacts to surrounding properties and public infrastructure.

We respectfully request staff guidance regarding zoning compatibility, approval path, parking standards, stormwater requirements, utility service requirements, traffic analysis thresholds, landscape buffering, lighting standards, and any special review or conditional use procedures that may apply to this proposed use.

Sincerely,


Ramachandran Balaraman
1785 Alaqua Drive
Longwood, FL 32779
Phone: 407-376-6418


1. Project Overview

Project Name: Pandal Events Center

Project Type: Indoor and outdoor event facility for weddings and traditional cultural performances

Site: 1550 Freer Ln and 1570 Freer Ln, Sanford, FL 32771

Zoning: A-1, Seminole County

The proposed development is an indoor and outdoor cultural event venue designed to host Indian weddings, religious and ceremonial gatherings, classical music performances, dance recitals, heritage festivals, and similar traditional cultural events. The facility is not intended to operate as a nightclub, party hall, banquet hall for general entertainment, or late-night social venue. The project is conceived as a respectful, family-oriented, and culturally significant gathering place that supports organized events with scheduled attendance, controlled access, and professional site management.

The development will be located on approximately 11.1 acres comprised of two adjacent parcels of approximately 5.5 acres each. The concept includes a main building with flexible indoor hall space, covered verandas, landscaped outdoor ceremonial areas, parking, service access, stormwater management facilities, and supporting utilities. The design will emphasize compatibility with the surrounding area, architectural quality, noise control, traffic management, and preservation of natural features where feasible.

2. Project Purpose

This project is intended to serve the cultural needs of the Indian-American community and other users seeking formal, traditional, non-nightlife event space. The venue will support weddings, engagement ceremonies, vow renewals, receptions held within regulated hours, cultural programs where permitted by code and management policy, classical music concerts, and other traditional dance performances, poojas, naming ceremonies, and related family events. The venue will not market itself for general entertainment, alcohol-driven functions, or open-ended public party rentals.

The project is designed to provide a purpose-built alternative to adapting residential, banquet, or industrial spaces for culturally significant events. By offering a regulated, professionally designed venue, the proposal supports orderly event management, better traffic circulation, controlled parking, and improved noise mitigation. The project will also contribute to local economic activity through construction, maintenance, hospitality services, landscaping, and event-related employment.

3. Site and Land Use Description

The proposed development consists of two contiguous parcels totaling approximately 11.10 acres in unincorporated Seminole County, identified as Parcel No. 26-19-30-5AE-0800-0000 at 1550 Freer Ln and Parcel No. 26-19-30-5AE-0700-0000 at 1570 Freer Ln. The project will be planned as an indoor and outdoor cultural event venue with the principal structure located with appropriate setbacks from property lines and with sufficient land area allocated for parking, circulation, landscaped buffering, open space, stormwater management, and service access. The final site design will be coordinated with the applicable zoning, future land use designation, drainage conditions, environmental constraints, and utility availability confirmed during County review.

4. Proposed Development Program

Site Data Summary

Property Address:

1550 Freer Ln, Sanford, FL 32771

1570 Freer Ln, Sanford, FL 32771

Parcel IDs:

26-19-30-5AE-0800-0000

26-19-30-5AE-0700-0000

Zoning:

A-1, Seminole County

Gross Acreage:

Approximately 11.10 acres based on your parcel sizes, subject to survey confirmation.

Proposed Use:

Indoor and outdoor cultural event venue.

Existing Use:

Vacant/undeveloped land, subject to survey and due diligence.

Jurisdiction:

Unincorporated Seminole County;

Proposed Development

The proposed development program includes the following components:

- Main indoor event hall.
- Covered entry, lobby, and guest arrival area.
- Flexible indoor space for weddings, ceremonies, concerts, and cultural performances.
- Outdoor ceremonial lawn and landscaped gathering areas.
- Bride/groom preparation rooms or private suites
- Separate catering/service support area.
- Restrooms sized to event occupancy.
- Administrative office and event coordination space.
- Loading/service access for vendors and equipment.
- Surface parking appropriate to peak event demand.
- Stormwater retention/detention areas designed to meet local requirements.
- Landscape buffers along perimeter edges and preserved natural areas where feasible.

The building design should reflect a traditional, elegant, and timeless appearance, using materials and forms that are compatible with the surrounding context while still providing a distinctive cultural identity. The outdoor spaces should be designed for scheduled ceremonial use rather than open recreation or casual entertainment.

5. Operational Model

The proposed cultural event venue will be operated as a reservation-based facility with advanced booking, formal event contracts, and on-site management throughout each function. Events will be time-limited and scheduled to provide controlled arrival, activity, and departure periods, with staff oversight of guest check-in, parking, vendor operations, waste removal, and post-event cleanup. The project's operational framework will include defined event hours, maximum occupancy control, parking management, lighting and noise control measures, security procedures, and emergency response protocols to ensure orderly and professional site operation.

6. Traffic and Parking

The proposed development will provide sufficient on-site parking to accommodate the maximum anticipated event occupancy, staff, vendors, and service vehicles, so that guest parking does not overflow into public streets or neighboring properties. The site will be designed with clear and orderly ingress and egress, internal circulation aisles, designated passenger drop-off and pick-up areas, fire lane access, and

separated service access where practical. Parking demand will be evaluated based on peak event attendance, guest arrival and departure patterns, staff requirements, vendor operations, and any overflow contingencies identified during design review. If a traffic impact study is required by Seminole County, the applicant will provide analysis addressing trip generation, queueing, intersection impacts, and driveway operations.

7. Stormwater and Environmental Compliance

The project will be designed with stormwater detention and treatment facilities prepared by a Florida-licensed engineer, with grading and drainage improvements sized to serve the proposed development and to comply with Seminole County standards. The site plan will preserve mature trees and natural vegetation where feasible, avoid or buffer environmentally sensitive areas, and incorporate erosion and sediment control measures during construction. Permanent drainage, detention, retention, and landscape features will be maintained in accordance with final approved engineering plans. A stormwater narrative and supporting calculations will address grading, runoff routing, detention volume, outfall conditions, and maintenance responsibility, and any identified wetlands or protected environmental areas will be documented and addressed through the required survey and environmental review process.

8. Architectural and Site Character

The proposed development will be designed as a distinctive cultural event venue with architecture and site planning that convey permanence, dignity, and cultural authenticity. The main building will feature a refined form with a sturdy roof profile, high-quality exterior materials, landscaped arrival areas, shaded pedestrian connections, and coordinated site lighting. Outdoor lighting will be fully shielded and directed to minimize glare and light spillover, while landscape buffers and careful orientation of outdoor event spaces will reduce visual and noise impacts to adjacent properties. The site will be planned as a cohesive and professionally managed cultural venue, with the architectural expression and site layout reinforcing its formal event use.

9. Community Compatibility

The project is intended to be compatible with surrounding uses through careful planning, limited hours, controlled attendance, and robust site management. Traditional Indian weddings and cultural concerts are typically scheduled, structured, and family-oriented, which makes them more manageable than many high-noise entertainment uses. The venue is not intended for general parties, loud nightlife, or unregulated public assembly.

Community benefits may include job creation, cultural enrichment, local vendor use, and a purpose-built venue that reduces pressure on nearby residential areas that might otherwise host such events in less appropriate settings. The project can be framed as a cultural facility serving a legitimate and underserved community need.

Requested Action:

The applicant respectfully requests pre-application review and guidance from Seminole County for the proposed development of an approximately 11-acre cultural event venue designed for indoor and outdoor Indian wedding ceremonies, traditional cultural gatherings, classical music performances, and dance concerts.

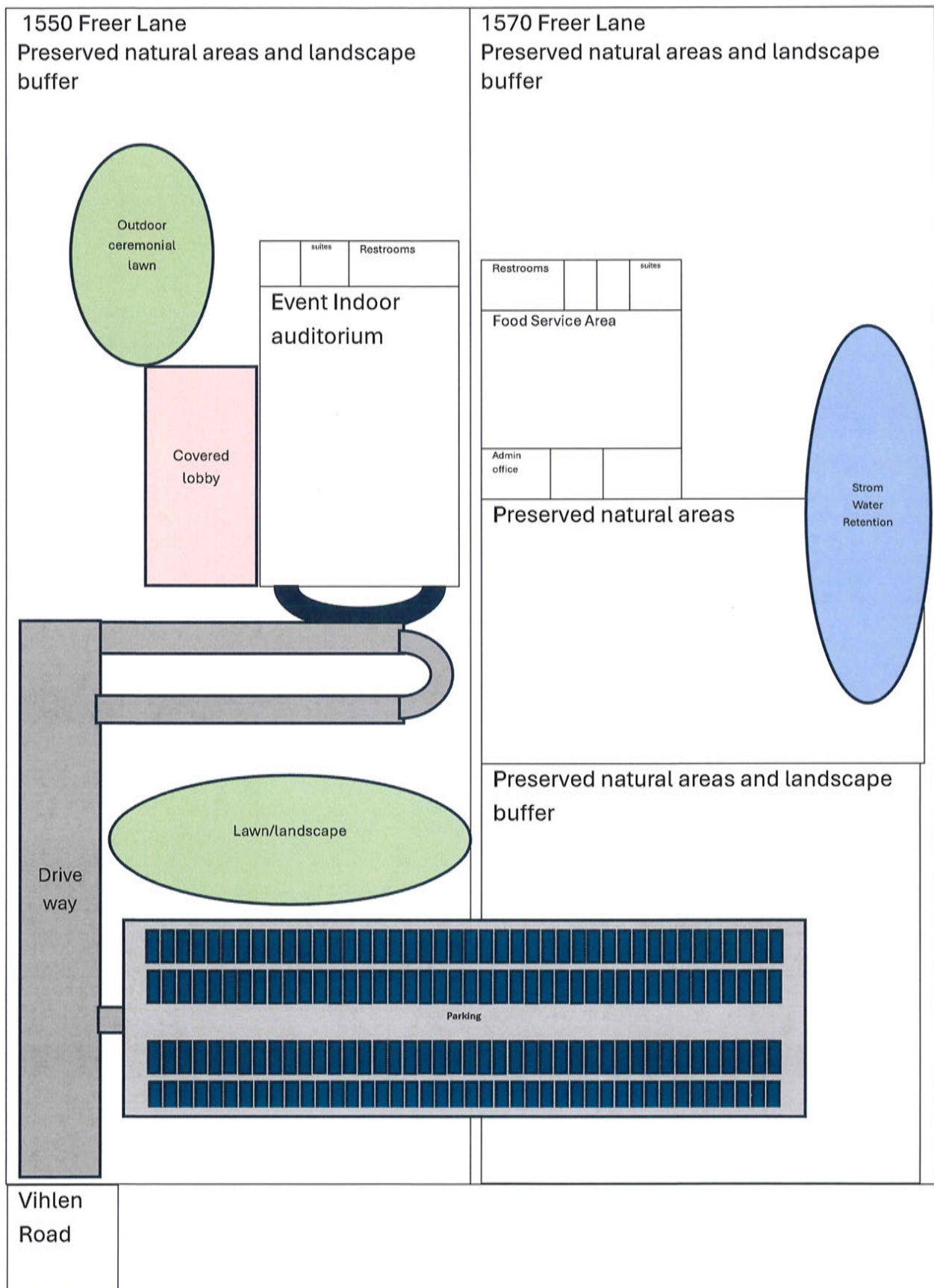
Project Intent:

The project is intended as a regulated, reservation-based cultural facility with controlled access, limited event hours, professional management, and full compliance with applicable land development, stormwater, traffic, fire, utility, and environmental requirements.

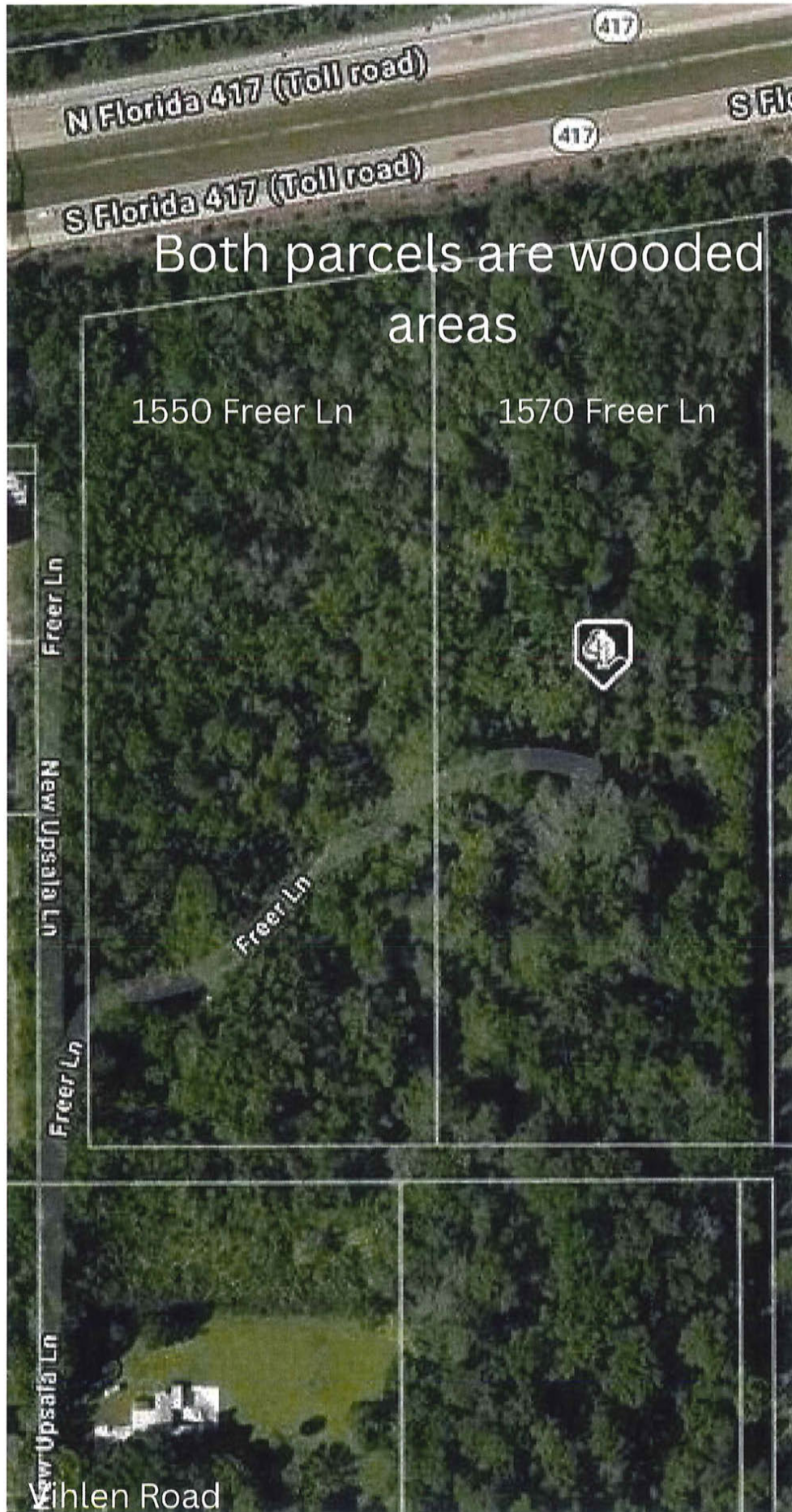
Requested County Feedback:

The applicant seeks guidance on zoning compatibility, required approvals, site plan submittal requirements, parking standards, traffic study needs, stormwater requirements, buffering, lighting, noise mitigation, and any special use or conditional use approvals that may apply to this type of facility.

Site sketch of proposal



Site Map of existing conditions



2026 Property Record Card



Parcel: 26-19-30-5AE-0800-0000
 Property Address: FREER LN SANFORD, FL 32771
 Owners: HEMANN, BRADLEY E
 2026 Market Value \$159,256 Assessed Value \$159,256 Taxable Value \$159,256
 2025 Tax Bill \$2,178.46
 Vacant Residential property has a lot size of 5.55 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	26-19-30-5AE-0800-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	551 VIHLEN RD SANFORD, FL 32771-7735
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$159,256	\$159,256
Land Value Agriculture	\$0	\$0
Just/Market Value	\$159,256	\$159,256
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$159,256	\$159,256

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,178.46
Tax Bill Amount	\$2,178.46
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HEMANN, BRADLEY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF BLK 7 S OF RR R/W (LESS
NLY 200 FT FOR RD) & W 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$159,256	\$0	\$159,256
SCHOOLS	\$159,256	\$0	\$159,256
FIRE	\$159,256	\$0	\$159,256
ROAD	\$159,256	\$0	\$159,256
WATER MANAGEMENT DISTRICT	\$159,256	\$0	\$159,256

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2018	\$149,900	09157/1457	Vacant	Yes
SPECIAL WARRANTY DEED	12/1/2010	\$20,000	07509/0358	Vacant	No
CERTIFICATE OF TITLE	8/1/2008	\$100	07044/0975	Vacant	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0530	Improved	No
FINAL JUDGEMENT	7/1/2001	\$100	04137/0610	Improved	No
WARRANTY DEED	12/1/1985	\$100	01698/1376	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0870	Improved	No
WARRANTY DEED	3/1/1979	\$100	01215/1391	Improved	No

Land

Units	Rate	Assessed	Market
5.55 Acres	\$41,000/Acre	\$159,256	\$159,256

Permits

Permit #	Description	Value	CO Date	Permit Date
05812	COS 60 AMPS-200 AMPS	\$150		7/1/1998

Extra Features

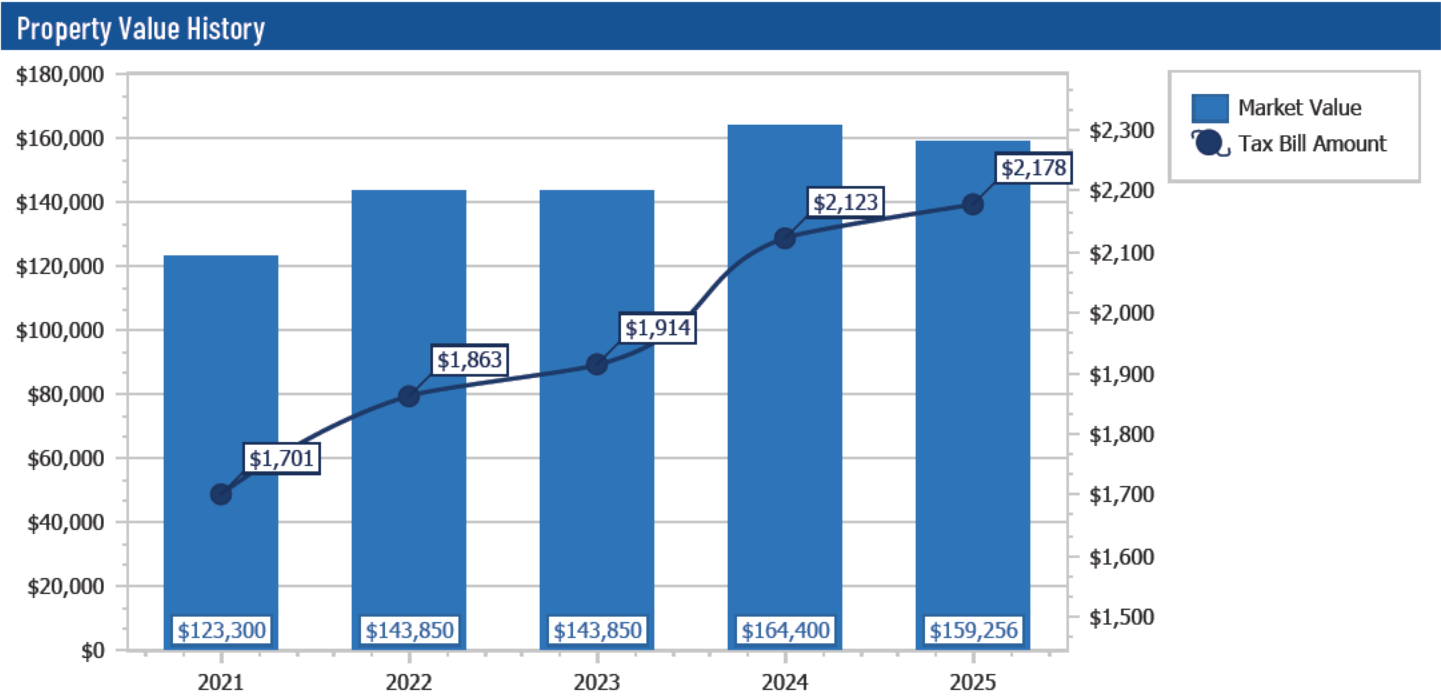
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Utilities	
Fire Station #	38
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

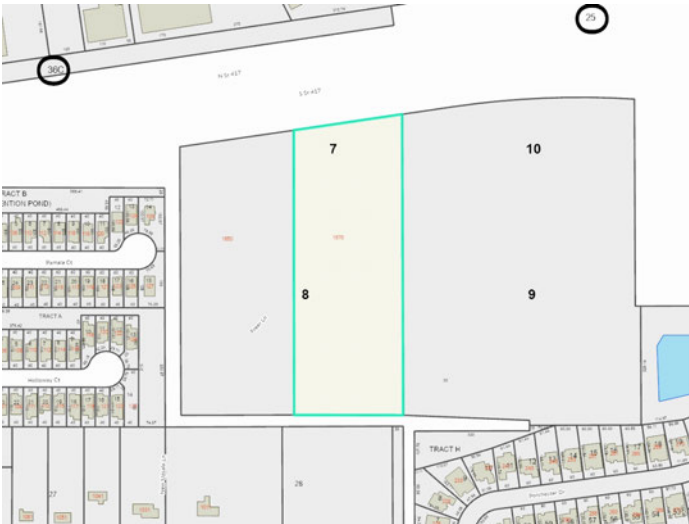


2026 Property Record Card



Parcel: **26-19-30-5AE-0700-0000**
 Property Address: **FREER LN SANFORD, FL 32771**
 Owners: **NGUYEN, THOA N; LE, SI VAN**
 2026 Market Value \$115,169 Assessed Value \$86,822 Taxable Value \$86,822
 2025 Tax Bill \$1,269.89 Tax Savings with Non-Hx Cap \$305.51
 Vacant Residential property has a lot size of 5.62 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	26-19-30-5AE-0700-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	1000 MEADOW LARK LN MERRITT IS, FL 32953-7855
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$115,169	\$115,169
Land Value Agriculture	\$0	\$0
Just/Market Value	\$115,169	\$115,169
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$28,347	\$36,240
P&G Adjustment	\$0	\$0
Assessed Value	\$86,822	\$78,929

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,575.40
Tax Bill Amount	\$1,269.89
Tax Savings with Exemptions	\$305.51

Owner(s)

Name - Ownership Type

NGUYEN, THOA N - Tenants in Common :50
 LE, SI VAN - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF BLK 7 S OF RR (LESS NLY
200 FT FOR RD) & E 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$86,822	\$0	\$86,822
SCHOOLS	\$115,169	\$0	\$115,169
FIRE	\$86,822	\$0	\$86,822
ROAD	\$86,822	\$0	\$86,822
WATER MANAGEMENT DISTRICT	\$86,822	\$0	\$86,822

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	8/1/2013	\$78,000	08112/0001	Improved	No
CERTIFICATE OF TITLE	5/1/2013	\$100	08042/1588	Improved	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0504	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0871	Vacant	No

Land

Units	Rate	Assessed	Market
5.62 Acres	\$41,000/Acre	\$115,169	\$115,169

Permits

Permit #	Description	Value	CO Date	Permit Date
99907	.75 ARCH MOD IS FOR NEEDED BLDG REPAIRS	\$0		3/10/2014
05813	COS 100 AMPS-150 AMPS	\$485		7/1/1998

Extra Features

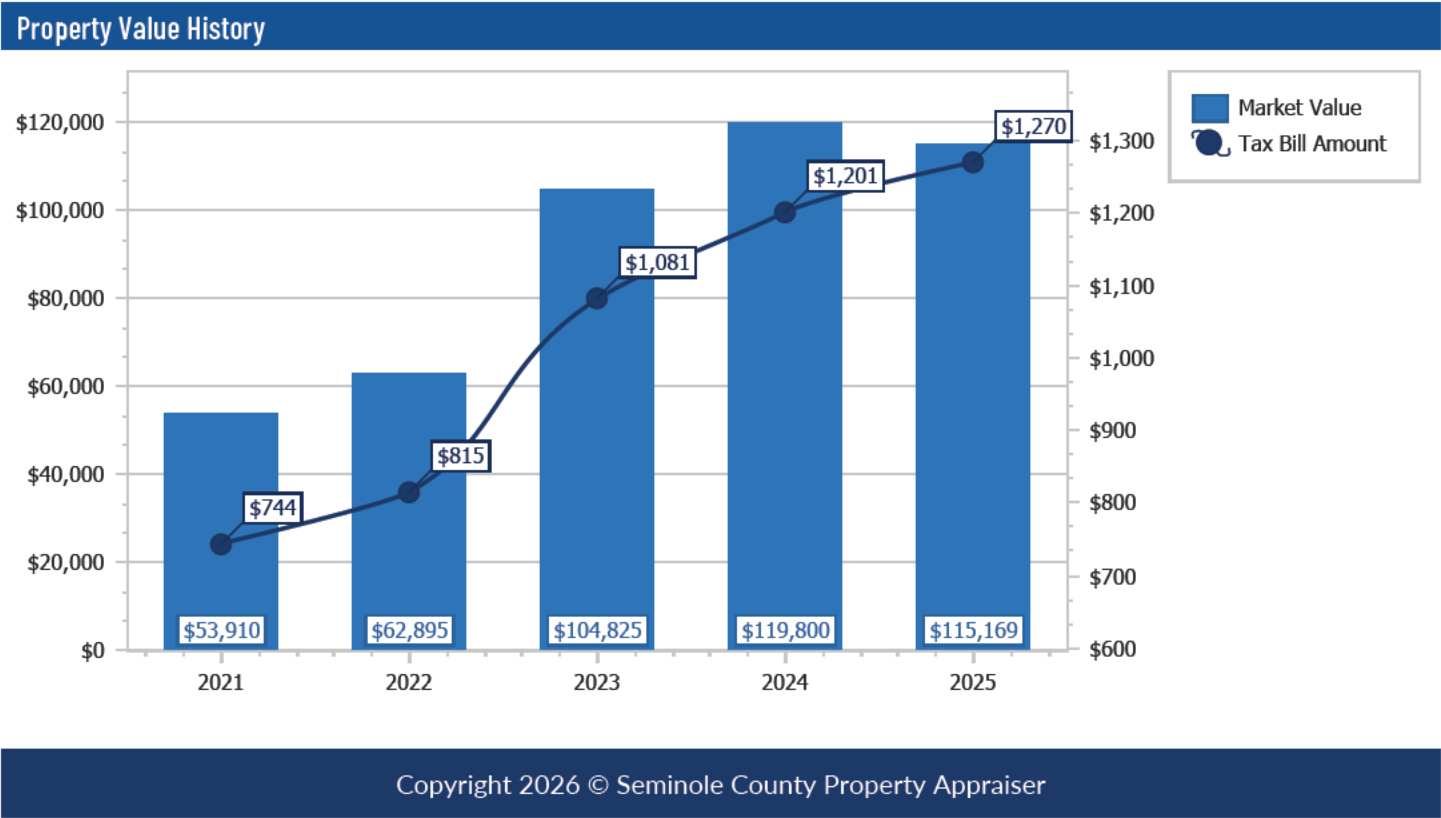
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Utilities	
Fire Station #	38
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
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: 7/10/2026 5:32:42 PM
Project: 26-80000084
Credit Card Number: 37*****2000
Authorization Number: 220461
Transaction Number: 100726C49-3012695F-68C3-4CBA-98FE-24D4D1B45968
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 GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PANDAL EVENTS CENTER - PRE-APPLICATION	PROJ #: 26-80000084
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/26	
RELATED NAMES:	EP RAMACHANDRAN BALARAMAN	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	26-19-30-5AE-0800-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR EVENT CENTER ON 11.17 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
NO OF ACRES	11.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
RAMACHANDRAN BALARAMAN 1785 ALAQUUA DR LONGWOOD FL 32779 (407) 376-6418 [REDACTED]		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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

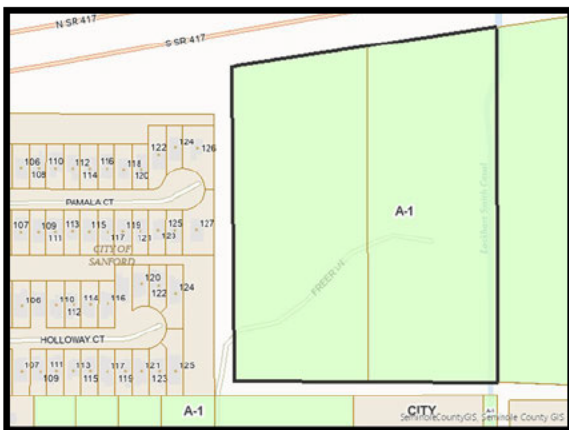
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

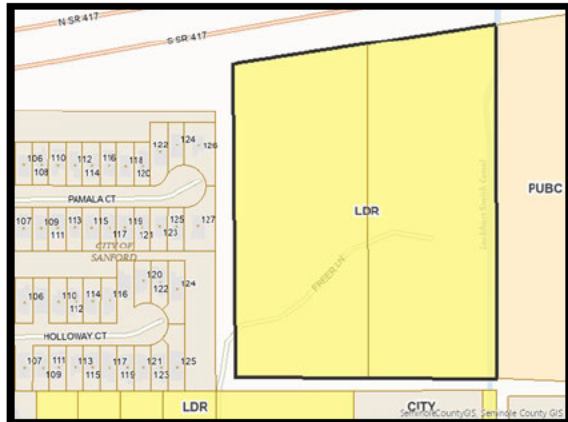
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of A-1 (Agriculture).
- The two lots were created by Quit Claim Deed in 1985 without County approval and is unbuildable. To rectify this issue and deem the property buildable, lots 7 and 8 will need to be combined back together.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



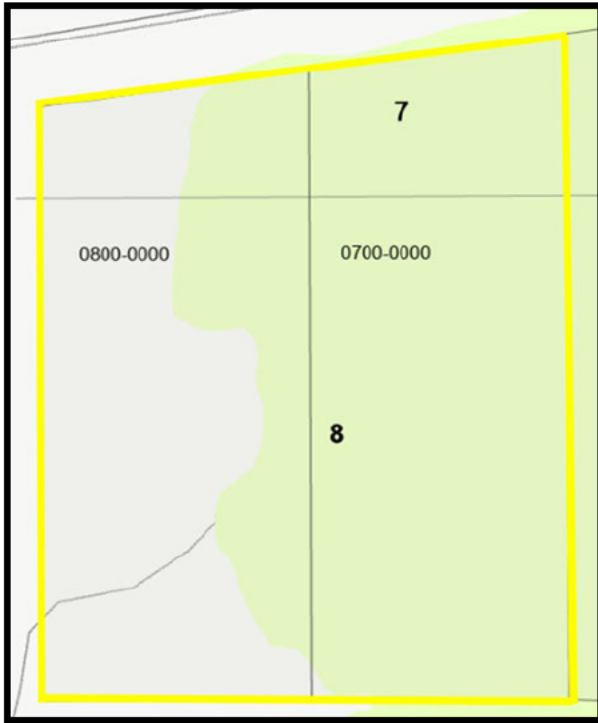
Future Land Use



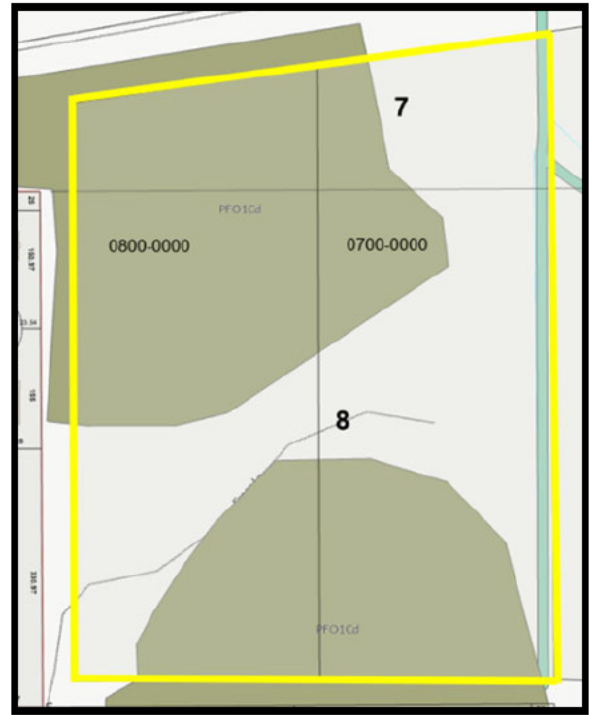
Aerial



Flood Zone



Wetlands



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C H30ZORE_PT67LASCBU	Info Only
2.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
3.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
5.	Building Division	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
6.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
7.	Comprehensive Planning	Site has an LDR (Low Density Residential) Future Land Use. Per 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 does not appear consistent with the LDR Future Land Use which is	Info Only

		intended for residential uses. Allowable Future Land Use designations may be COM (Commercial), and a Future Land Use Amendment may be required. Based on the Future Land Use Exhibits FLU Exhibit-1 "Compatible Transitional Land Uses" section, the COM Future Land Use may be allowable and states: "Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a TI, MXD or PD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.	
8.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
9.	Natural Resources	An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
10.	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
11.	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
12.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only

13.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
14.	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
15.	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	Info Only
16.	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
17.	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
18.	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

19.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources	At site plan approval, a threatened and endangered species report will be required. Please note that it may be possible to have a wetlands/surface water evaluation performed in conjunction with a threatened and endangered species evaluation.	Info Only
21.	Natural Resources	Please note that there appears to be wetlands or surface water on the site. A wetlands evaluation will be required at site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required. Please note that it may be possible to have a wetlands/surface water evaluation performed in conjunction with a threatened and endangered species evaluation.	Info Only
22.	Natural Resources	An Environmental Resource Permit (ERP) from the St. John's River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection (FDEP) is generally required for projects with dredge and fill into wetland habitats or surface waters. For more information see www.sjrwmd.com .	Info Only
23.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: Front Yard: 50' feet, Rear yard: 30' feet, Side Yard: 10' feet, Side Street: 50' feet.	Info Only
24.	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	Info Only

		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/	
25.	Planning and Development	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.	Info Only
26.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
27.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed buffer shall be maintained from all the wetland boundaries.	Info Only
28.	Planning and Development	The two lots were created by Quit Claim Deed in 1985 without County approval and is unbuildable. To rectify this issue and deem the property buildable, lots 7 and 8 will need to be combined back together.	Info Only
29.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5 (2021 Edition).	Info Only
30.	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, 2021 Edition)	Info Only
31.	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	Info Only

		route around the exterior of the building (Section 18.2.3.2.2 NFPA 1 2021 Edition)	
32.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * 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	Info Only
33.	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.	Info Only
34.	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	Info Only
35.	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).	Info Only

		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.	
36.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
37.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	Public Works - County Surveyor	While i believe the property appraiser is remiss in not showing the public right of way for new upsala lane, the issue is that right of way would only be 15 feet, and come from the west 15 feet of lot 28 New Upsala as shown on the property appraisers web site.	Info Only
39.	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
40.	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
41.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the Lockhart Smith Canal.	Info Only

42.	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.	Info Only
43.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
44.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
47.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	The site lacks access to a public road. Private access easements are inadequate access for this project.	Info Only
50.	Public Works - Engineering	The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.	Info Only
51.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained, hydric soils.	Info Only

52.	Public Works - Engineering	Dedication of drainage easements over the canal would be required.	Info Only
53.	Public Works - Impact Analysis	No Review Required.	Info Only

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	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

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) 665-7775 no later than noon on Friday, Month ##, 2026, in order to place you on the Wednesday, Month ##, 2026 meeting agenda.

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

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: 2026-0635

Title:

FOXTAIL COFFEE - SPECIAL EXCEPTION

Project Number: 26-32000005

Project Description: Proposed Special Exception to serve alcoholic beverages at a cafe on 1.23 acres in the PD zoning district on the south side of Redbug Lake Rd, north of Vidina Pl

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 20-21-31-5ME-0000-0030

BCC District: 2-Zembower

Applicant: Stevenson Solomon Francois (407) 916-9973

Consultant: N/A



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

PROJ #: 26-32000005

BS #: 2026-05

RECEIVED 06/23/2026

PAID 06/24/2026

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 #: 20-21-31-5ME-0000-0030	
ADDRESS: 8085 Red Bug Lake Road, Oviedo, Florida 32765 STE 121	
TOTAL ACREAGE: 1.23	CURRENT USE OF PROPERTY:
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: PD	FUTURE LAND USE:

OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	COMPANY: 8085 Red Bug L.L.P.		
ADDRESS: 1600 Stout Street, Suite 1300			
CITY: Denver	STATE: Colorado	ZIP: 80202	
PHONE: 303-408-9998	EMAIL: [REDACTED]		

APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Stevenson Solomon Francois	COMPANY: Coffee and Butterflies LLC		
ADDRESS: 5140 Kingwell Circle			
CITY: Oviedo	STATE: Florida	ZIP: 32765	
PHONE: 407-916-9973	EMAIL: [REDACTED]		

Stevenson S Francois

SIGNATURE OF OWNER/AUTHORIZED AGENT

Apr 06, 2026

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
Deven Ann Dikeou Trust	Panayes J Dikeou	1600 Stout Street, Suite 1300 Denver, CO 80202	50%

(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
Panayes J. Dikeou	1600 Stout Street, Suite 1300, Denver, CO 80202	50%

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

3/24/2026
Date

8085 Red 13-5 LLP
Panayes J. Dikrov, Partner
Owner, Agent, Applicant Signature

STATE OF FLORIDA Colorado
COUNTY OF SEMINOLE Denver

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 20 26, by Panayes J. Dikrov, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Mary M. Schooner
Signature of Notary Public
MARY M. SCHOONER
Notary Public
State of Colorado
Notary ID # 20164004626
My Commission Expires 02-04-2028
Print, Type or Stamp Name of Notary Public

- (2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.
- (3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:
- Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.
 - One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.
- (4) Like establishments. Alcoholic beverage establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. For example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.

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, 8085 Red Bug L.L.P., the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-5ME-0000-0030 hereby designates Coffee and Butterflies LLC to act as my authorized agent for the filing of the attached application(s) for:

<u>Alcohol License</u>	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
<u>Special Exception</u> 	Temporary Use Permit	Vacate	Variance

OTHER: Alcohol license for Foxtail Coffee franchise located at 8085 Red Bug Lake Road, Suite 121, Oviedo, Florida 32765 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.

8085 Red Bug L.L.P.



Authorized Agent 03/04/2026

Date Property Owner's Signature

Chloe Dikeou

Property Owner's Printed Name

STATE OF COLORADO
COUNTY OF DENVER

SWORN TO AND SUBSCRIBED before me, appeared

Chloe Dixon, Authorized Agent of 8085 Red Bug LLP (property owner), by means of physical
presence or online notarization; and who is personally known to me or who has produced

Colorado Driver's License as identification, and who executed the foregoing instrument and
sworn an oath on this 4th day of March, 2026.

Mary M. Schooner
Notary Public

MARY M. SCHOONER Notary Public State of Colorado Notary ID # 20164004626 My Commission Expires 02-04-2028

STATEMENT OF AUTHORITY

FIRST: The name of the Limited Liability Partnership is 8085 Red Bug L.L.P.

SECOND: The street address of the limited liability company's principal office is:

1600 Stout Street, Suite 1300
Denver, CO 80202

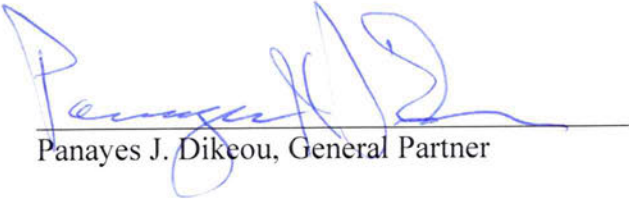
The mailing address of the limited liability company's principal office is:

1600 Stout Street, Suite 1300
Denver, CO 80202

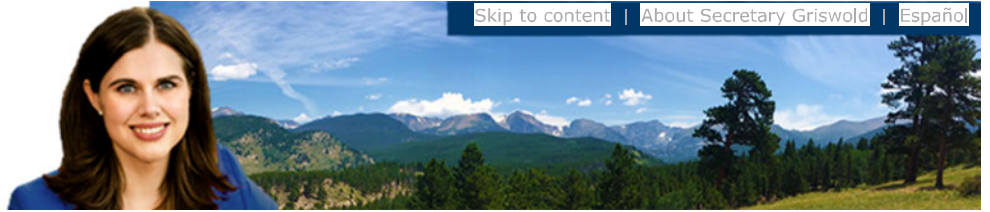
THIRD: This Statement of Authority grants or sets limitations of authority for Chloe A. Dikeou, as Authorized Agent for the company:

1. May execute an instrument transferring real property held in the name of the company.
2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

Signed this 10th day of March 2026.



Panayes J. Dikeou, General Partner



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Organization Record Confirmation

Review and select "Confirm" if this entity is the correct business organization.

ID Number: 19991099357
Name: 8085 RED BUG L.L.P.
Principal Street Address: 1600 Stout St Ste 1300, Denver, CO, 80202, US
Principal Mailing Address:

Registered Agent: Panayes J Dikeou
Registered Agent Street Address: 1615 CALIFORNIA ST #707, DENVER, CO, 80202, US
Registered Agent Mailing Address:

Status: Good Standing
Form: Limited Liability Partnership
Jurisdiction: CO
Formation Date: 1999-05-25

[Previous Page](#)

[Confirm](#)

Mail to: Secretary of State
Corporations Section
1560 Broadway, Suite 200
Denver, CO 80202
(303) 894-2251
Fax (303) 894-2242

For office use only

055

Please include a typed
self-addressed envelope

MUST BE TYPED
FILING FEE: \$50.00
SUBMIT TWO COPIES

**REGISTRATION STATEMENT FOR REGISTRATION AS A
REGISTERED LIMITED LIABILITY PARTNERSHIP OR A
REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP**

Pursuant to section 7-60-144, Colorado Revised Statutes, the undersigned partnership* has approved this registration statement in the manner provided in its partnership agreement or, if not so provided, such statement has been approved by all of its general partners as follows:

The name of the partnership is Red Bug Partnership

If different, the name which it proposes to register, or, if foreign, the name which it proposes to transact business in Colorado is

8085 Red Bug L.L.P.

The jurisdiction of its formation (if other than Colorado) is N/A

The street address of its principal office is 1615 CALIFORNIA STREET, #707, DENVER, CO 80202

If the principal office of a general partnership or a foreign limited liability partnership is not in Colorado, the name and street address of its Colorado registered agent for service of process on such general or foreign partnership is:

Last name of an individual or full name of an entity

First and middle name of an individual

Street address of registered agent named above

RED BUG PARTNERSHIP

Name of partnership

Signature

General Partner

* As used in this statement, partnership refers to a general partnership or a limited partnership formed in Colorado or a foreign limited liability partnership or limited liability partnership formed and registered in a jurisdiction other than Colorado. If formed in Colorado, a limited partnership must first or simultaneously file a Certificate of Limited Partnership, and if formed elsewhere, it must also file an Application for Registration as a foreign limited partnership with the Colorado Secretary of State.

Revised 7/95

**FIRST AMENDMENT TO PARTNERSHIP AGREEMENT
OF
8085 RED BUG L.L.P.**

THIS FIRST AMENDMENT to Partnership Agreement is made effective as of October 31, 2024 (the "Effective Date") by the Partners of 8085 Red Bug L.L.P., a Colorado limited liability partnership (the "Company").

THE PARTNERS of the Company would like to amend the Partnership Agreement effective as of the Effective Date.

NOW THEREFORE, the Partners agree as follows:

- 1) The Partners of the Company are Panayes J. Dikeou, owning a 50% Interest and the Devon Anne Dikeou Trust, owning a 50% Interest.
- 2) The General Partner is Panayes J. Dikeou.
- 3) All capitalized terms shall have the same meaning as stated in the Partnership Agreement.
- 4) Chloe A. Dikeou is hereby added as an Authorized Agent for the Partnership and as Authorized Agent, is hereby empowered to sign any and all leases, contracts, loans, or other writings in lieu of the General Partner and said items with Chloe A. Dikeou's signature as Authorized Agent shall be binding on the Partnership.
- 5) The General Partner shall have the power to appoint additional Authorized Agents. Furthermore, the General Partner shall also have the power to remove any or all Authorized Agents.
- 6) Chloe A. Dikeou hereby accepts her position as Authorized Agent for the Partnership.
- 7) Other than stated in this Amendment, each Authorized Agent, and any future Authorized Agents, shall unilaterally have all powers as stated in the Partnership Agreement.
- 8) All decisions with respect to liquidation and/or termination of the Partnership shall be made by a majority vote.
- 9) In all other respects, the Partnership Agreement is hereby ratified and shall remain in full force and effect.

PARTNERS:


Panayes J. Dikeou, Individually


Chloe A. Dikeou

DEVON ANNE DIKEOU TRUST


Panayes J. Dikeou, Trustee



[Previous on List](#) . [Next on List](#) . [Return to List](#) .

[No Filing History](#) . [No Authority Info](#) . [No Partner Info](#) . [No Name History](#)

Partnership Name Search

Submit

Partnership Detail

Limited Liability Partnership Name

8085 RED BUG L.L.P.

Principal Address

1600 STOUT STREET, STE 1300
DENVER, CO 80202
Change Date: NONE

Filing Information

Document Number	LLP260001713
FEI/EIN Number	NONE
File Date	06/16/2026
State	CO
Total Pages	1
Pages in Original Filing	1
Florida Partners	NONE
Total Partners	1
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

WEISS, ESQ JEFFERY
111 N. ORANGE AVE., STE 2000
ORLANDO, FL 32802

Document Images

LLP260001713 -- No image available

Property Record Card



Parcel: 20-21-31-5ME-0000-0030
Property Address: 8085 RED BUG LAKE RD OVIEDO, FL 32765
Owners: 8085 RED BUG LLP
 2026 Market Value \$3,565,634 Assessed Value \$3,565,634 Taxable Value \$3,565,634
 2025 Tax Bill \$48,273.51
 Retail Center-Unanchored property w/1st Building size of 14,718 SF and a lot size of 1.23 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-31-5ME-0000-0030
Property Address	8085 RED BUG LAKE RD OVIEDO, FL 32765
Mailing Address	1615 CALIFORNIA ST STE 707 DENVER, CO 80202-3705
Subdivision	OVIEDO CROSSING PH 1-B
Tax District	02:County/Dovera CCD
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,565,634	\$3,529,023
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	\$3,565,634	\$3,529,023

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$48,273.51
Tax Bill Amount	\$48,273.51
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

8085 RED BUG LLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 (LESS BEG NE COR RUN S 212.62 FT W
260 FT N 218.19 FT S 87 DEG 14 MIN 20 SEC E
99.55 FT E 160.61 FT TO BEG) OVIEDO
CROSSING PH 1 B PB 47 PGS 80 TO 83 INFO:
003A CUTOUT FOR 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,565,634	\$0	\$3,565,634
Schools	\$3,565,634	\$0	\$3,565,634
FIRE	\$3,565,634	\$0	\$3,565,634
ROAD DISTRICT	\$3,565,634	\$0	\$3,565,634
SJWM(Saint Johns Water Management)	\$3,565,634	\$0	\$3,565,634

Sales

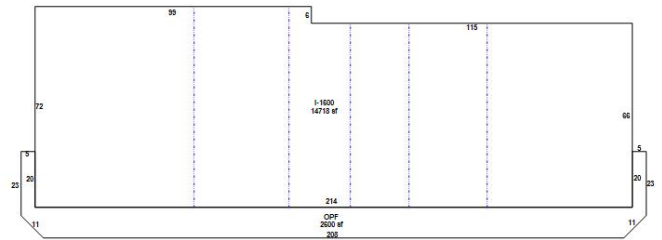
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$100	03668/1986	Vacant	No
TRUSTEE DEED	6/1/1999	\$100	03668/1981	Vacant	No
TRUSTEE DEED	6/1/1999	\$100	03668/1976	Vacant	No
SPECIAL WARRANTY DEED	8/1/1996	\$309,400	03117/0515	Vacant	No
SPECIAL WARRANTY DEED	8/1/1996	\$309,400	03117/0506	Vacant	No

Land

Units	Rate	Assessed	Market
53,631 SF	\$25/SF	\$1,340,775	\$1,340,775

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft²)	14718
Total Area (ft²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$1,618,379
Assessed	\$1,140,957

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	2600

Permits				
Permit #	Description	Value	CO Date	Permit Date
18577	8085 RED BUG LAKE RD: ALTERATION COMMERCIAL-Foxtail Coffee - Oviedo [OVIEDO CROSSING PH 1-B]	\$389,000		2/6/2026
14390	8085 RED BUG LAKE RD: MECHANICAL - COMMERCIAL- [OVIEDO CROSSING PH 1-B]	\$53,512		10/6/2025
00938	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign [OVIEDO CROSSING PH 1-B]	\$0		3/4/2024
00941	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)- [OVIEDO CROSSING PH 1-B]	\$1,800		3/4/2024
19240	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign [OVIEDO CROSSING PH 1-B]	\$0		2/20/2024
17088	8085 RED BUG LAKE RD: MECHANICAL - COMMERCIAL- [OVIEDO CROSSING PH 1-B]	\$15,344		11/16/2023
21797	8085 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL- [OVIEDO CROSSING PH 1-B]	\$8,833		1/18/2022
00571	8085 RED BUG LAKE RD: ALTERATION COMMERCIAL-CHG OF USE NOT OCC CC ONLY [OVIEDO CROSSING PH 1-B]	\$75,000	6/23/2022	10/6/2021
07906	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign removal [OVIEDO CROSSING PH 1-B]	\$1,343		5/25/2021

00586	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-WALL SIGN [OVIEDO CROSSING PH 1-B]	\$9,352		2/12/2021
01147	8085 RED BUG LAKE RD: MECHANICAL - COMMERCIAL-COMMERCIAL RETIAL [OVIEDO CROSSING PH 1-B]	\$14,000		2/5/2021
00795	8085 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-2 Sets of illuminated channel letters [OVIEDO CROSSING PH 1-B]	\$2,940		2/5/2021
07148	SIGN- #125	\$2,300		5/24/2018
00756	SIGN- #121	\$1,200		5/14/2018
17221	INTERIOR ALTERATIONS- #121	\$40,000	6/30/2018	5/9/2018
09069	ADD & RELOCATE FIRE SPRINKLER SYSTEM - #121	\$1,108		9/12/2014
05735	MECHANICAL - #125	\$5,900		7/30/2012
05489	CHANGEOUT 2 WALL SIGNS - #137 - MATTRESS FIRM	\$2,259		7/20/2012
08450	INSTALL WALL SIGN & REPLACE FACE ON EXISTING SIGN - #121	\$59		10/31/2011
08102	INSTALL WALK-IN COOLER / FREEZER - #121	\$10,000		10/14/2011
07824	ADD & RELOCATE FIRE SPRINKLER HEADS - #121 - MENCHIES FROZEN YOGURT	\$3,165		10/4/2011
07275	INTERIOR ALTERATION TO CONVERT EXISTING TENANT SPACE INTO MENCHIES FROZEN YOGURT STORE - #121	\$145,000	12/9/2011	9/8/2011
05962	GROUND & WALL SIGN - #113 - JENNY CRAIG	\$2,000		7/22/2011
04622	INTERIOR REMODEL - #113 - JENNY CRAIG	\$60,000	9/8/2011	6/9/2011
00104	INSTALL FIRE ALARM MONITORING SYSTEM	\$1,068		1/5/2011
00263	WALL SIGN - LESLIE'S POOL SUPPLIES - #101	\$2,490		1/14/2009
00262	ELECTRIC WIRING FOR SECURITY - #101	\$2,093		1/13/2009
00116	TANK ENCLOSURE	\$5,000		1/7/2009
12239	INSTALL FIRE SPRINKLERS - #101	\$3,000		12/18/2008
12083	LOW VOLTAGE SURROUND SYSTEM - #101	\$1,500		12/12/2008
10857	INTERIOR ALTERATION - #101	\$74,000	1/16/2009	10/28/2008
03439	SIGN - SCOTT TRADE	\$2,150		4/4/2008
00021	INTERIOR ALTERATION - #117	\$35,000	3/3/2008	1/2/2008
08860	INSTALL FIRE SPRINKLERS - CINGULAR WIRELESS	\$2,100		8/8/2007
08097	ELECTRICAL - SECURITY SYSTEM - #125	\$0		7/23/2007
06608	REMODEL CINGULAR STORE - #125	\$200,000	8/28/2007	6/18/2007
04672	WALL & GROUND SIGN - A T & T - #129	\$1,750		5/2/2007
15123	WALL SIGN - #101	\$11,200		8/9/2005
06594	COMMERCIAL RENOVATIONS - #101	\$30,000	5/9/2005	3/31/2005

05186	SIGN	\$0		5/1/2003
10289	WALL SIGN; #113	\$0		10/1/2001
08485	SINGLE FACE SIGN; #117	\$0		9/1/2001
08621	WALL SIGN; #113	\$0		9/1/2001
07637	ELECTRICAL WIRING; #125	\$0		8/1/2001
10828	PAD PER PERMIT; 8085 RED BUG LAKE RD 101 SIGN(POLE,WALL,FASCIA)	\$2,400		12/1/2000
11081	PAINTING & CARPET	\$2,000		12/1/2000
11086	INTERIOR ALTERATION	\$12,000		12/1/2000
09681	MECHANICAL & CONDENSOR	\$1,924		10/25/2000
09561	INSTALL FIRE SPRINKLERS/MAIN	\$1,579		10/20/2000
08180	WALL SIGN; RED BUG ROAD PLAZA #121	\$0		9/1/2000
08189	QUIZNO'S DELI SUBS	\$80,000	11/14/2000	9/1/2000
10242	FIRE PROTECTION; PAD PER PERMIT 8085 RED BUG LAKE RD 137	\$9,800	1/11/2000	12/1/1999
09558	MISC ELECTRICAL WIRING; PAD PER PERMIT 8085 RED BUG LAKE RD 125	\$0		12/1/1999
09626	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 8085 RED BUG LAKE RD 125	\$58,000		12/1/1999
09884	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 8085 RED BUG LAKE RD 101	\$2,899		12/1/1999
10205	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 8085 RED BUG LAKE RD 125	\$2,941		12/1/1999
07974	INTERIOR ALTERATION; PAD PER PERMIT 8085 RED BUG LAKE RD	\$46,000	1/20/2000	11/1/1999
09240	MISC PLUMBING; PAD PER PERMIT 8085 RED BUG LAKE RD	\$0		11/1/1999
08797	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 8085 RED BUG LAKE RD	\$890		10/1/1999
08792	MISC ELECTRICAL WIRING; PAD PER PERMIT 8085 RED BUG LAKE RD	\$0		10/1/1999
06902	INSTALL FIRE SPRINKLER SYSTEM; PAD PER PERMIT 8085 RED BUG LAKE RD	\$15,000		8/1/1999
04526	MERCANTILE; PAD PER PERMIT 8085 RED BUG LAKE RD	\$892,500	12/27/1999	5/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1999	118	\$642	\$385
BLOCK WALL - SF	1999	112	\$1,553	\$932
COMMERCIAL ASPHALT DR 2 IN	1999	24654	\$82,591	\$49,555
POLE LIGHT 2 ARM	1999	1	\$3,605	\$3,605
POLE LIGHT 4 ARM	1999	3	\$23,175	\$23,175

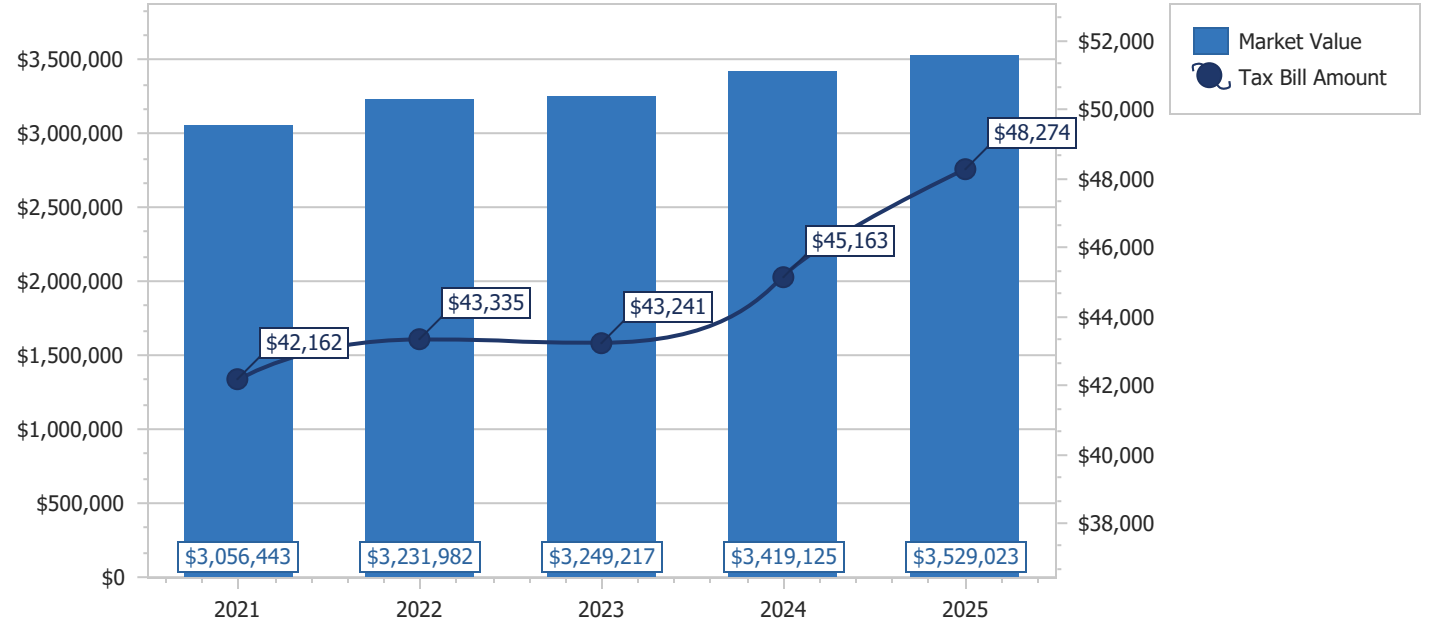
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

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

Property Value History



**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: 6/24/2026 11:52:13 AM
Project: 26-32000005
Credit Card Number: 47*****4283
Authorization Number: 005252
Transaction Number: 240626C53-26014BFC-E424-42A6-AD51-84B0D4AD39C5
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

PROJECT NAME:	FOXTAIL COFFEE - SPECIAL EXCEPTION	PROJ #: 26-32000005
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	6/24/26	
RELATED NAMES:	BS2026-05	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	20-21-31-5ME-0000-0030	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SERVE ALCOHOLIC BEVERAGES AT A CAFE ON 1.23 ACRES IN THE PD ZONING DISTRICT	
BCC DISTRICT	Jay Zembower	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF REDBUG LAKE RD, NORTH OF VIDINA PL	
APPLICANT:	CONSULTANT:	
STEVENSON SOLOMON FRANCOIS COFFEE AND BUTTERFLIES LLC 5140 KINGWELL CIR OVIEDO FL 32765 (407) 916-9973 [REDACTED]	N/A	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

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.	Planning and Development Chad Harvey	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
2.	Planning and Development Chad Harvey	The subject property is located within the Oviedo Marketplace PD. The permitted uses for this property are those in the C-1 zoning district. Alcoholic beverage establishments must be approved by Special Exception per the Developer's Commitment of this PD.	Info Only
3.	Planning and Development Chad Harvey	The subject property, is more than the minimum required 500' separation from any school. Therefore, the distance separation for this request is met. However, the Planning Manager has determined that Foxtail is not a bona fide restaurant, so the Applicant is required to obtain a special exception for this request.	Info Only
4.	Planning and Development Chad Harvey	This site is already developed. No buffer reviews or additional buffer requirements are required for this request.	Info Only
5.	Planning and Development Chad Harvey	Please provide a detailed site plan showing the interior of the business with a seating chart that includes the proposed outdoor seating area.	Unresolved
6.	Planning and Development Chad Harvey	Please provide a legal description in word format. Please add the legal description of this site to the site plan as well.	Unresolved
7.	Planning and Development Chad Harvey	On the site plan, please provide a site data table that states the existing zoning and future land use of the property, and how many beer taps will be at the location, the seating capacity, indoor and outdoor, restaurant square footage, hours of operation, and state the request for beer and wine (2CPO) alcohol license for your business.	Unresolved.

8.	Planning and Development Chad Harvey	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Community-Meeting-Procedure.pdf	Unresolved
9.	Planning and Development Chad Harvey	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/uri/Public-Notice-Amendment-Procedures.pdf	Unresolved
10.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping	Info Only
11.	Planning and Development Chad Harvey	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: Please modify the narrative on how this Special Exception request meet the criteria below: (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	Unresolved

		(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 of Sec. 30.6.6.2 Alcoholic Beverage Establishments may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: (b) Special Exception Required. Any establishment selling alcoholic beverages, where the sale of alcoholic beverages is not incidental to other products offered for sale, either for on-premise or off-premise consumption, must apply for and be granted a special exception by the Board of County Commissioners before selling alcoholic beverages. The Board of County Commissioners may also grant a special exception to allow a bona fide restaurant, located within five hundred (500) feet of a school, to serve alcoholic beverages with meals. Said special exception may only be granted in those zoning classifications that allow alcoholic beverage establishments as a conditional use. (d) Separation Requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments: (1) Schools public, private and parochial. No closer than five hundred (500) feet from the nearest entrance of any public, private or parochial school.	
12.	Planning and Development Chad Harvey	Special Exception Application Process: Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item. Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved) Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.	Info Only

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

Department	Reviewer	Email	Contact	Status
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Unresolved

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) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.

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

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/30/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Chad Harvey
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: 2026-0636

Title:

PET PROJECTS FL - PRE-APPLICATION

Project Number: 26-80000085

Project Description: Proposed Special Exception for a commercial boarding kennel on 6.23 acres in the A-5 zoning district located on the west side of Osceola Bluff Ln, northeast of E Osceola Rd

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 36-19-32-3AD-002E-0000

BCC District: 2-Zembower

Applicant: Xun Shao (813) 892-6000

Consultant: Amber Honnagondanahalli (248) 765-1552



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

PROJ. #: 26-80000085
 PM: CHAD
 REC'D: 07/10/2026

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: Pet Projects FL
 PARCEL ID #(S): 36-19-32-3AD-002F-0800 36-19-32-3AD-002E-0000
 TOTAL ACREAGE: 6.23 BCC DISTRICT: 2: ZEMBOWER
 ZONING: A5 FUTURE LAND USE: K5

APPLICANT

NAME: LUN SHAO COMPANY: Pet Projects LLC
 ADDRESS: 2620 OSCEOLA BLUFF LN
 CITY: GENEVA FL STATE: FL ZIP: 32732
 PHONE: 813 892 6000 EMAIL: [REDACTED]

CONSULTANT HONNAGONDANAHALLI

NAME: AMBER HONNAGONDANAHALLI COMPANY: Pet Projects LLC
 ADDRESS: 11
 CITY: 11 STATE: 11 ZIP: 11
 PHONE: 248 765 1552 EMAIL: 11

PROPOSED DEVELOPMENT

Brief description of proposed development: Permit to retrofit building into commercial boarding kennel
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>07/24</u>	COM DOC DUE: <u>07/30</u>	DRC MEETING: <u>08/05/2025</u>
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION:
W/S: <u>N/A</u>	BCC: <u>2: ZEMBOWER</u>	

902 Proposed Use

The proposed use of the property is the operation of a professionally managed dog kennel providing boarding, grooming, and related canine care services. The kennel will be operated in a manner that is compatible with the surrounding rural character of Geneva, Florida, while maintaining high standards of animal welfare, sanitation, and property maintenance.

Hours of Operation

The kennel will operate during the following business hours:

- Monday through Saturday: 8:00 a.m. to 4:00 p.m.
- Sunday: Closed to the public, except for routine animal care performed by the owner or authorized staff.

Routine feeding, cleaning, and health monitoring of the animals may occur outside of normal business hours as necessary to ensure proper care. These activities will be limited in scope and are not expected to generate additional traffic or disturbances.

Property Compatibility

The kennel is situated on a rural property where agricultural and animal-related uses are consistent with the surrounding area. The nearest neighboring dwelling is located approximately **441 feet** from the proposed kennel, providing substantial separation that helps minimize potential impacts related to noise or daily operations.

The property layout and distance to neighboring residences contribute to maintaining compatibility with surrounding land uses while allowing the kennel to function safely and efficiently.

Animal Care and Management

All dogs housed at the facility will receive appropriate daily care, including feeding, fresh water, exercise, cleaning, and health monitoring. Animal housing areas will be maintained in a clean and sanitary condition through regular disinfection and waste removal.

The number of dogs housed on the property will be managed to ensure adequate space, proper supervision, and compliance with all applicable local and state regulations.

Noise Mitigation

Recognizing that barking is a natural behavior, the kennel will employ operational practices intended to

minimize prolonged or excessive noise. Dogs will be supervised during outdoor exercise periods, and **202** floor activity will be scheduled during normal daytime hours whenever practical.

The significant distance between the kennel and the nearest residence, combined with the rural nature of the surrounding area, helps reduce the potential for noise impacts on neighboring properties. In addition the kennel facility will be built with specialized insulation to prevent noise pollution.

Traffic and Parking

Traffic generated by the kennel is expected to be minimal and primarily limited to scheduled customer drop-offs and pick-ups during normal business hours. Parking will be provided on-site, allowing all customer and service vehicles to remain on the property without affecting adjacent roadways. The entrance to the front office will be handicap accessible along with a restroom facility per Florida law.

Waste Management

Animal waste will be collected routinely throughout each day and disposed of in accordance with applicable local and state health and environmental regulations. The property will be maintained in a sanitary condition to minimize odors, insects, and other potential nuisances.

Health and Safety

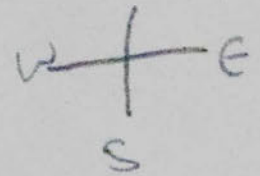
The kennel will operate with an emphasis on animal health and public safety. Dogs will be monitored daily for signs of illness or injury, and appropriate veterinary care will be obtained when necessary. The facility will maintain secure double fencing and containment measures to prevent animals from escaping and to protect the safety of both the animals and the surrounding community.

Commitment to Responsible Operation

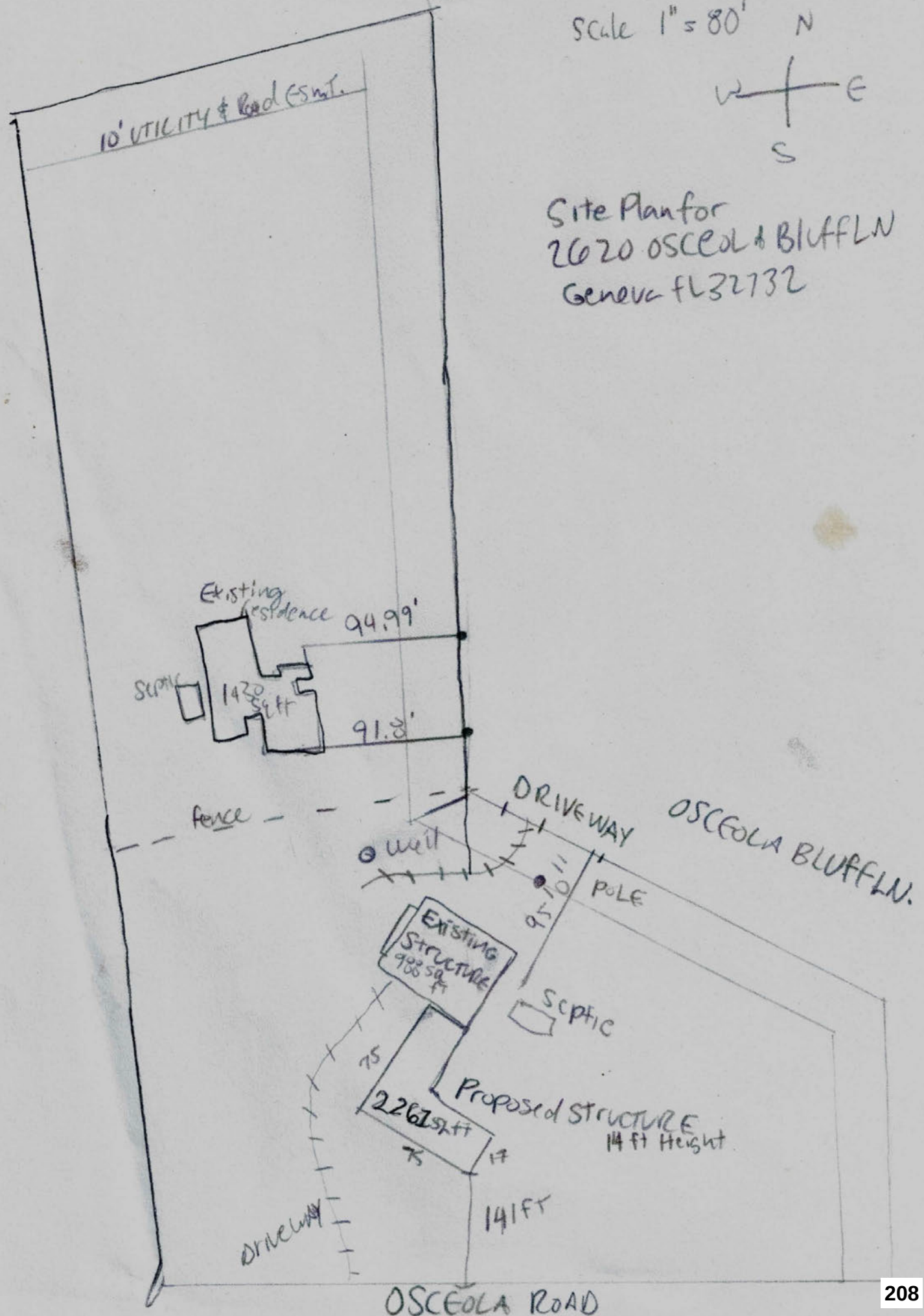
The owner is committed to operating the kennel in a responsible, professional, and community-conscious manner. Every effort will be made to ensure the operation remains compatible with neighboring properties while providing quality animal care services. The kennel will comply with all applicable Seminole County regulations, Florida laws, and any conditions established as part of the Special Exception approval process.

Through thoughtful management practices, limited business hours, routine property maintenance, and the approximately **441-foot** separation from the nearest dwelling, the proposed kennel is expected to operate with minimal impact on surrounding properties while contributing a valuable service to the local community.

Scale 1" = 80' N



Site Plan for
2620 OSCEOLA BLUFF LN
Geneva FL 32732



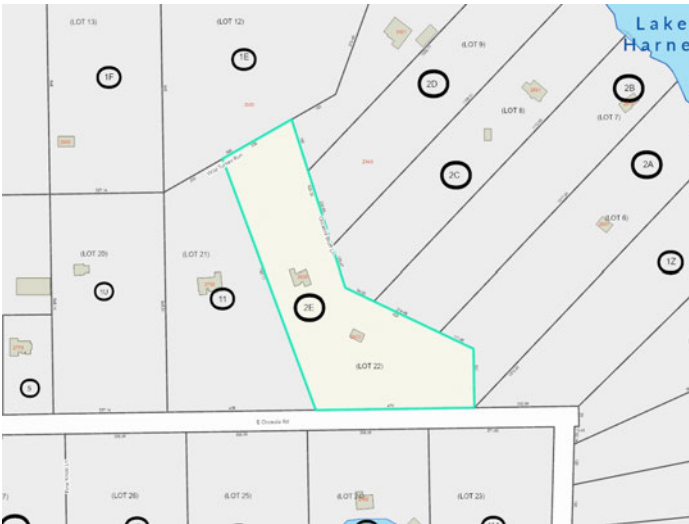
2026 Property Record CardA



Parcel: 36-19-32-3AD-002E-0000
 Property Address: 2620 OSCEOLA BLUFF LN GENEVA, FL 32732
 Owners: SHAO, XUN
 2026 Market Value \$567,483 Assessed Value \$567,483 Taxable Value \$516,072
 2025 Tax Bill \$7,261.70

The 4 Bed/3 Bath Single Family property is 2,316 SF and a lot size of 5.94 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	36-19-32-3AD-002E-0000
Property Address	2620 OSCEOLA BLUFF LN GENEVA, FL 32732
Mailing Address	2620 OSCEOLA BLUFF LN GENEVA, FL 32732-9515
Subdivision	OSCEOLA BLUFF NORTH 5 ACRE DEVELOPMENT 45 PARCELS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$424,723	\$399,350
Depreciated Other Features	\$5,700	\$3,800
Land Value (Market)	\$137,060	\$127,715
Land Value Agriculture	\$0	\$0
Just/Market Value	\$567,483	\$530,865
Portability Adjustment	\$0	\$0
Homestead Exemption	\$51,411	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$567,483	\$530,865

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,261.70
Tax Bill Amount	\$7,261.70
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

SHAO, XUN

Legal DescriptionA

SEC 36 TWP 19S RGE 32E
FROM SW COR OF N 1/2 OF NE 1/4 RUN
N 676.79 FT E 1377.87 FT N 61 DEG
10 MIN E 200 FT TO POB RUN N 61
DEG 10 MIN E 235 FT S 16 DEG
53 MIN 1 SEC E 520.32 FT S 63 DEG
40 MIN E 420 FT S 170 FT W 470 FT
N 19 DEG 34 MIN 19 SEC W 787.11 FT
TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$567,483	\$51,411	\$516,072
SCHOOLS	\$567,483	\$25,000	\$542,483
FIRE	\$567,483	\$51,411	\$516,072
ROAD	\$567,483	\$51,411	\$516,072
WATER MANAGEMENT DISTRICT	\$567,483	\$51,411	\$516,072

SalesA

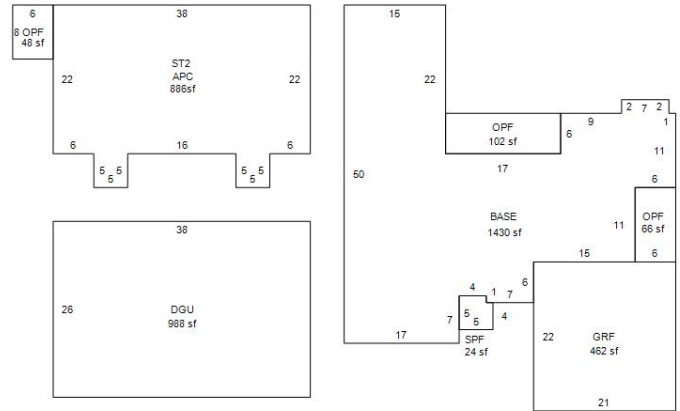
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	9/30/2025	\$100	10910/1112	Improved	No
WARRANTY DEED	7/21/2025	\$735,000	10870/0286	Improved	Yes
WARRANTY DEED	3/22/2024	\$569,000	10602/1556	Improved	Yes
CORRECTIVE DEED	10/1/2013	\$100	08184/0863	Improved	No
WARRANTY DEED	10/1/2013	\$290,000	08142/0159	Improved	Yes
WARRANTY DEED	11/1/1988	\$24,000	02015/0127	Vacant	Yes
QUIT CLAIM DEED	7/1/1988	\$100	02006/1807	Vacant	No
WARRANTY DEED	7/1/1985	\$17,000	01658/1300	Vacant	Yes
WARRANTY DEED	11/1/1982	\$12,300	01552/1902	Vacant	No
WARRANTY DEED	11/1/1982	\$72,000	01425/0542	Improved	No
TRUSTEE DEED	9/1/1982	\$730,000	01415/0395	Vacant	No
FEE SIMPLE DEED	1/1/1976	\$100	01113/1895	Vacant	No
WARRANTY DEED	1/1/1975	\$100	01051/0807	Improved	No

LandA

Units	Rate	Assessed	Market
6.23 Acres	\$22,000/Acre	\$137,060	\$137,060

	1
	1990/2016
	3.0
	1430
	CB/STUCCO FINISH
	\$424,723

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
APARTMENT	886
DETACHED GARAGE UNFINISHED	988
GARAGE FINISHED	462
OPEN PORCH FINISHED	102
OPEN PORCH FINISHED	66
OPEN PORCH FINISHED	48
SCREEN PORCH FINISHED	24

PermitsA

Permit #	Description	Value	CO Date	Permit Date
05582	2620 OSCEOLA BLUFF LN: MECHANICAL - RESIDENTIAL- [OSCEOLA BLUFF NORTH]	\$8,823		5/4/2026
13033	2620 OSCEOLA BLUFF LN: ELECTRICAL - RESIDENTIAL- [OSCEOLA BLUFF NORTH]	\$1,000		8/28/2025
12552	2620 OSCEOLA BLUFF LN: ELECTRIC SOLAR WIRING-Photovoltaic System Installation [OSCEOLA BLUFF NORTH]	\$34,000		8/20/2025
12026	REROOF	\$19,800		10/18/2016
09280	MECHANICAL	\$6,433		11/5/2013
11994	DETACHED GARAGE W/FINISHED UPSTAIRS; PAD PER PERMIT 2612 OSCEOLA BLUFF LN	\$93,176	1/21/2004	12/1/2002
06741	REROOF 15 SQ	\$2,000		8/1/1998

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1990	1	\$6,000	\$3,600
SCREEN PATIO 1	1992	1	\$3,500	\$2,100
HOME-SOLAR POWER	2025	1	\$0	\$0

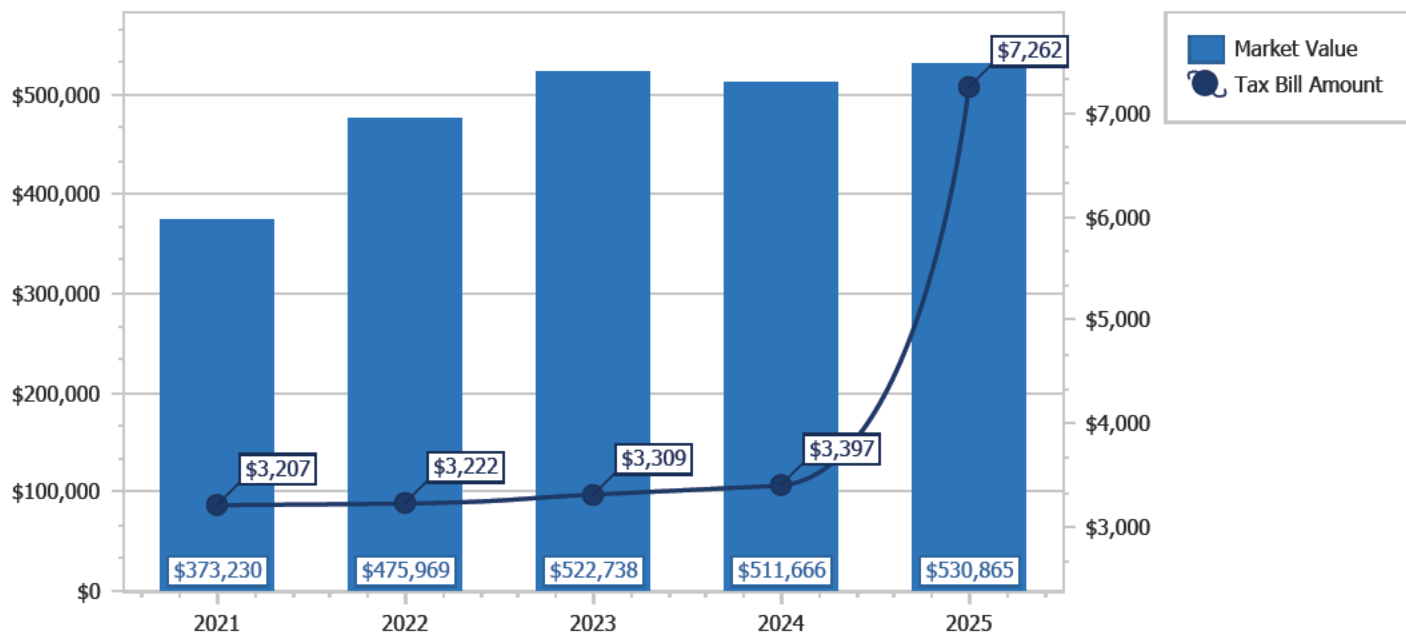
ZoningA	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School DistrictsA	
Elementary	Geneva
Middle	Chiles
High	Oviedo

UtilitiesA	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value HistoryA



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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: 7/10/2026 5:34:02 PM
Project: 26-80000085
Credit Card Number: 40*****6744
Authorization Number: 498189
Transaction Number: 100726C53-1A839FFA-E375-464F-8ED6-DEF571A9EFC8
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:	PET PROJECTS FL - PRE-APPLICATION	PROJ #: 26-80000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/13/26	
RELATED NAMES:	EP AMBER HONNAGONDANAHALL	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	36-19-32-3AD-002E-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A COMMERCIAL BOARDING KENNEL ON 6.23 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE WEST SIDE OF OSCEOLA BLUFF LN, NORTHEAST OF E OSCEOLA RD	
NO OF ACRES	6.23	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-5	
LOCATION	ON THE WEST SIDE OF OSCEOLA BLUFF LN, NORTHEAST E OSCEOLA RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
XUN SHAO PET PROJECTS FL LLC 2620 OSCEOLA BLUFF LN GENEVA FL 32732 (813) 892-6000 [REDACTED]	AMBER HONNAGONDANAHALL PET PROJECTS FL LLC 2620 OSCEOLA BLUFF LN GENEVA FL 32732 (248) 765-1552 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

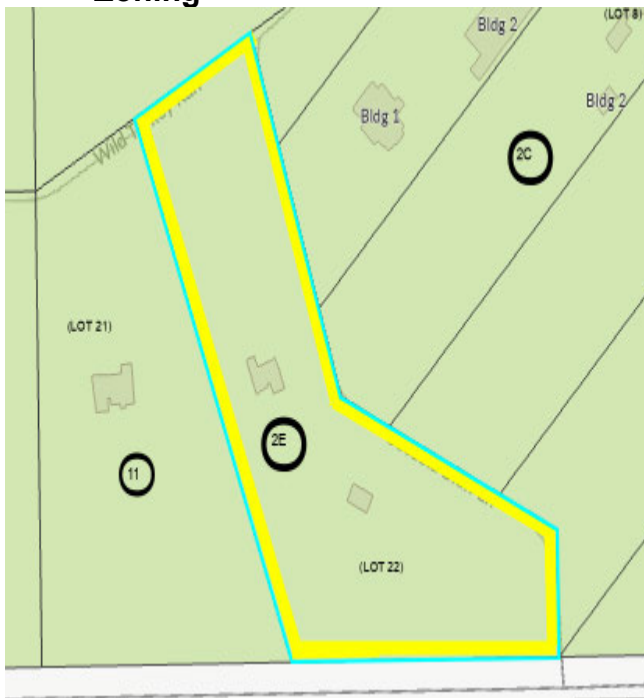
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

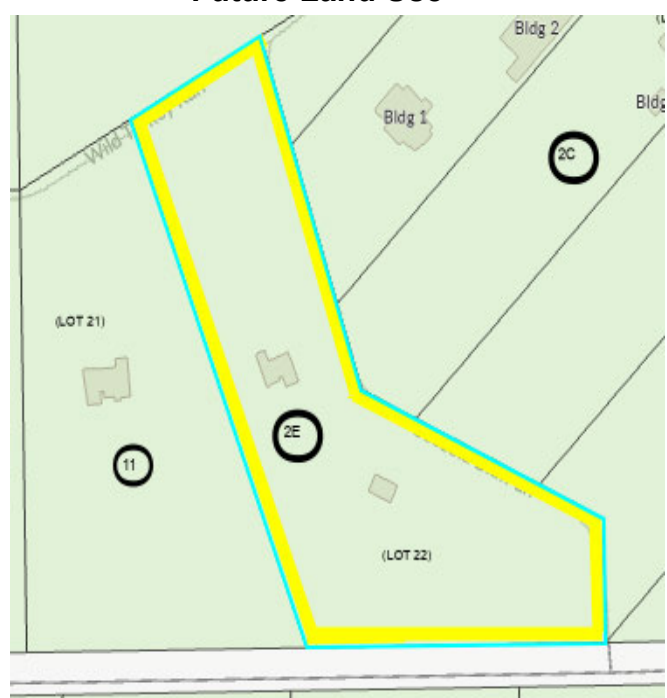
- The zoning designation of this property is A-5 (Rural Zoning Classification/Rural Subdivision Standards) and the Future Land use is Rural – 5 (R-5).
- This property is part of the Osceola Bluff North Five (5) Acre Development (Lot 22).
- This property has an existing detached garage with a living space above it along with the existing principal structure of a single-family home. The applicant is proposing to make the garage area a part of the proposed kennel use by making it the “reception area” and to add additional square footage attached to the garage as the kennel area.
- If the number of animals exceeds ten (10) dogs and a total of twelve (12) animals per residence or premises, the proposed use of a commercial boarding kennel in the A-5 zoning district requires a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.	Info Only
2.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
4.	Buffers and CPTED Chad Harvey	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	Info Only

		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.	
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
9.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.	Info Only
10.	Building Division Daniel Losada	- Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, pools, etc.	Info Only
11.	Building Division Daniel Losada	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
12.	Building Division Daniel Losada	- Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
13.	Building Division Daniel Losada	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
14.	Building Division Daniel Losada	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
15.	Comprehensive Planning David German	The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses per Policy FLU 3.5.2 Rural-5. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g.,	Info Only

		traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). Based on this, a kennel appears to be an allowable use in the R5 Future Land Use. Minimized traffic, noise, odor and visual conflict are required for the R5 Future Land Use per Comprehensive Plan Policy FLU 3.5.2 Rural-5. The proposed use needs to also be consistent with the underlying zoning and Land Development Code	
16.	Comprehensive Planning David German	Policy FLU 3.2.1 Recognition of East Rural Area The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description. The County shall continue to enforce Land Development Code (LDC) provision and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.	Info Only
17.	Comprehensive Planning David German	Site is located on the Osceola Road Scenic Corridor. Per Comprehensive Plan Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County: For the purposes of this policy the term "minor roadway system" means Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, Snowhill Road (formerly Chuluota Bypass), Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road, south of State Road 46, Osceola Road, and Mullet Lake Park Road. For minor roadways, the overlay corridor district will extend to a point between 50-100 feet on each side of the road right-of-way which will generally correspond to the building, parking and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area. Based on this, no building, parking, or clearing can be done within the 50-100ft of E Osceola Road.	Info Only

18.	Environmental Services Maliha Rahman	The proposed development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it. 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.	Info Only
19.	Environmental Services Maliha Rahman	This development is located outside the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
20.	Environmental Services Maliha Rahman	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/watersource-drinking-water/content/water-well-construction-rules-forms-and-reference-documents Have the property owner or water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
21.	Natural Resources Christina Seckinger	An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions. Trees that are removed as part of this project may be subject to replacement requirements.	Info Only
22.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater in 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 the tree has a rating over 3 or above, the tree must be inspected by the Natural Resource office prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

23.	Natural Resources Christina Seckinger	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1).	Info Only
24.	Natural Resources Christina Seckinger	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on a single-family residential lot. SCLDC 60.8(b).	Info Only
25.	Natural Resources Christina Seckinger	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c).	Info Only
26.	Natural Resources Christina Seckinger	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of trees to be removed to the cumulative caliper of 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
27.	Planning and Development Chad Harvey	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
28.	Planning and Development Chad Harvey	Definition: Kennel, Commercial: Any premises or structure wherein any person or entity engages in training, housing, sheltering, harboring, or boarding of domesticated animals and pets such as dogs and cats over three (3) months of age that exceeds the following numbers: <i>Lots of one (1) acre or less in size:</i> Maximum of six (6) dogs and total of eight (8) animals per residence/ premises.	Info Only

		• <i>Lots greater than one (1) acre but less than five (5) acres in size:</i> Eight (8) dogs per residence/premises and a total of ten (10) animals per residence/ premises. • <i>Lots five acres or greater:</i> Ten (10) dogs per residence/premises and a total of twelve (12) animals per residence/premises. Commercial kennels used for the purpose of buying, selling, or breeding of dogs and cats is prohibited. This term does not include foster animals housed on a temporary basis and are in the process of being rehomed. If the number of foster animals being housed exceeds the maximum threshold defined herein, the use shall also be regulated by Chapter 20 Animals and Fowl, Seminole County Code, which requires a "Standard of Care" Certificate and annual inspection by Seminole County Animal Services.	
29.	Planning and Development Chad Harvey	If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC. Additionally, Rural Lighting Standards may apply here per FLU Policy 3.1.7 (Rural Lighting Standards) and FLU Policy 2.5.4 Dark Skies Protection.	Info Only
30.	Planning and Development Chad Harvey	The setbacks for the A-5 zoning district are 50' Front yard, 30' Rear Yard, 10' Side Yard and 50' Side Street.	Info Only
31.	Planning and Development Chad Harvey	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
32.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
33.	Planning and Development Chad Harvey	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
34.	Planning and Development Chad Harvey	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:	Info Only

		https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf	
35.	Planning and Development Chad Harvey	The proposed use of a dog kennel is only permitted in the A-5 Zoning District with an approved Special Exception.	Info Only
36.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping	Info Only
37.	Planning and Development Chad Harvey	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 (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: - Is consistent with the general zoning plan of the rural zoning classifications; and - Is not highly intensive in nature; and - Is compatible with the concept of low-density rural land use; and - Has access to an adequate level of public service such as sewer, water, police, fire, schools and related services.	Info Only

38.	Planning and Development Chad Harvey	Special Exception Application Process: Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item. Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved) Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.	Info Only
39.	Planning and Development Chad Harvey	Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of 4 spaces for every 1,000 square feet for the first 3,000 square feet and 3 spaces/1,000 square feet above 3,000 square feet.	Info Only
40.	Planning and Development Chad Harvey	Bicycle Parking Requirements: Medical Office, Veterinarians, and Kennels: Long Term: 1 per 5 employees and Short Term: 1:25,000 square feet (Minimum of 4).	Info Only
41.	Planning and Development Chad Harvey	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. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
42.	Planning and Development Chad Harvey	Staff recommends reaching out to Animal Control regarding licenses and rules for commercial kennels. The number for Animal Control is 407-665-5201.	Info Only
43.	Planning and Development Chad Harvey	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
44.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal Brenda Paz	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a	Info Only

		conversion of structure from residential to a commercial use will require modifications.	
46.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 of NFPA 1.	Info Only
47.	Public Safety - Fire Marshal Brenda Paz	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided.	Info Only
48.		Include turning radius analysis with plans. *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 Overhand: 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.	
49.	Public Safety - Fire Marshal Brenda Paz	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 within 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 Department before being covered.	Info Only
50.	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.	Info Only
51.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the stie 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).	Info Only

		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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed 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.	
52.	Public Works Engineering Andrew Broxton	The proposed project is located within the St. John's drainage basin.	Info Only
53.	Public Works Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
54.	Public Works Engineering Andrew Broxton	Based on preliminary review, the site appears to outfall to St. John's River.	Info Only
55.	Public Works Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
56.	Public Works Engineering Andrew Broxton	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
57.	Public Works Engineering Andrew Broxton	The National Pollutant Discharge Elimination System (NPDES) permit is required for all projects that disturb greater than one acre.	Info Only
58.	Public Works Engineering Andrew Broxton	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalks, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
59.	Public Works Engineering Andrew Broxton	ADA parking and access will have to be shown at site plan review.	Info Only
60.	Public Works Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
61.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

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) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.

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

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: 2026-0637

Title:

MC GONIGAL BUSINESS INC - PRE-APPLICATION

Project Number: 26-80000086

Project Description: Proposed Rezone from A-1 to Commercial to store equipment and supplies on 2.23 acres located on the north side of Moores Station Rd, west of Cameron Rd

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-049A-0000

BCC District: 5-Herr

Applicant: Bruce Mc Gonigal (407) 209-5183

Consultant: N/A



PM: David

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

PROJ. #: 26-80000086
Received & paid:
7/15/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Mc Monigal Business Inc

PARCEL ID #(S): 04-20-31-300-049A-0000

TOTAL ACREAGE: 2.23

BCC DISTRICT: 5

ZONING: A-1

FUTURE LAND USE: HIPAP

APPLICANT

NAME: Bruce McGonigal

COMPANY:

ADDRESS: ~~NO ADDRESS (unassigned)~~ 1580 Cochran Rd

CITY: Sanford Deleva

STATE: FL

ZIP: 32773-32732

PHONE: 407-209-5183

EMAIL: [REDACTED]

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: Change zoning to Planned Development or Commercial

STAFF USE ONLY

COMMENTS DUE: 7/24

COM DOC DUE: 7/30

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: Hipap

LOCATION: on the north side of Moors Station Rd west of Cochran Ave

W/S: City of Sanford

BCC: 5: Herr

Agenda: 7/31

BRUCE MCGONIGAL
1580 COCHRAN RD.
GENEVA, FL 32732

To Whom It May Concern:

My name is Bruce McGonigal and I am the owner of, Unassigned Sanford, FL 32773. I received a Notice of Violation in the mail. I have owned this property since 1989 (37 years). When we bought the property, we wanted to change to Commercial but the county did not allow us to do that. I also own the house beside this property.

I have stored my equipment and supplies on this property for that many years (37). There are other properties along Moore Station Rd and Cameron Rd that have equipment and supplies on their property also.

I would like to rezone this property to be Commercial or Planned Development property. I was given a date of 7/24/2026 to comply with this violation. I am not able to achieve that to be done on that date. I am also putting this application in to request the property to be changed to Commercial or Planned Development.

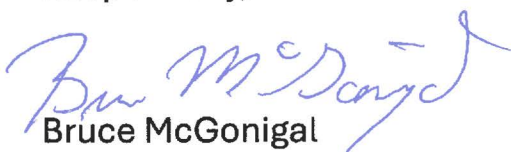
On the Code Violation Compliance Schedule, it shows property to be Residential/Commercial (outlined in red on sheet) and Zoning as N/A (outlined in red on sheet). Please explain.

Back in 1990 we were forced to move to this property because of the economy, so our business was there and we worked out of a trailer.

I pay property taxes and tangible taxes on this property.

Please consider working with me on this matter. Thank you for your time.

Respectfully,

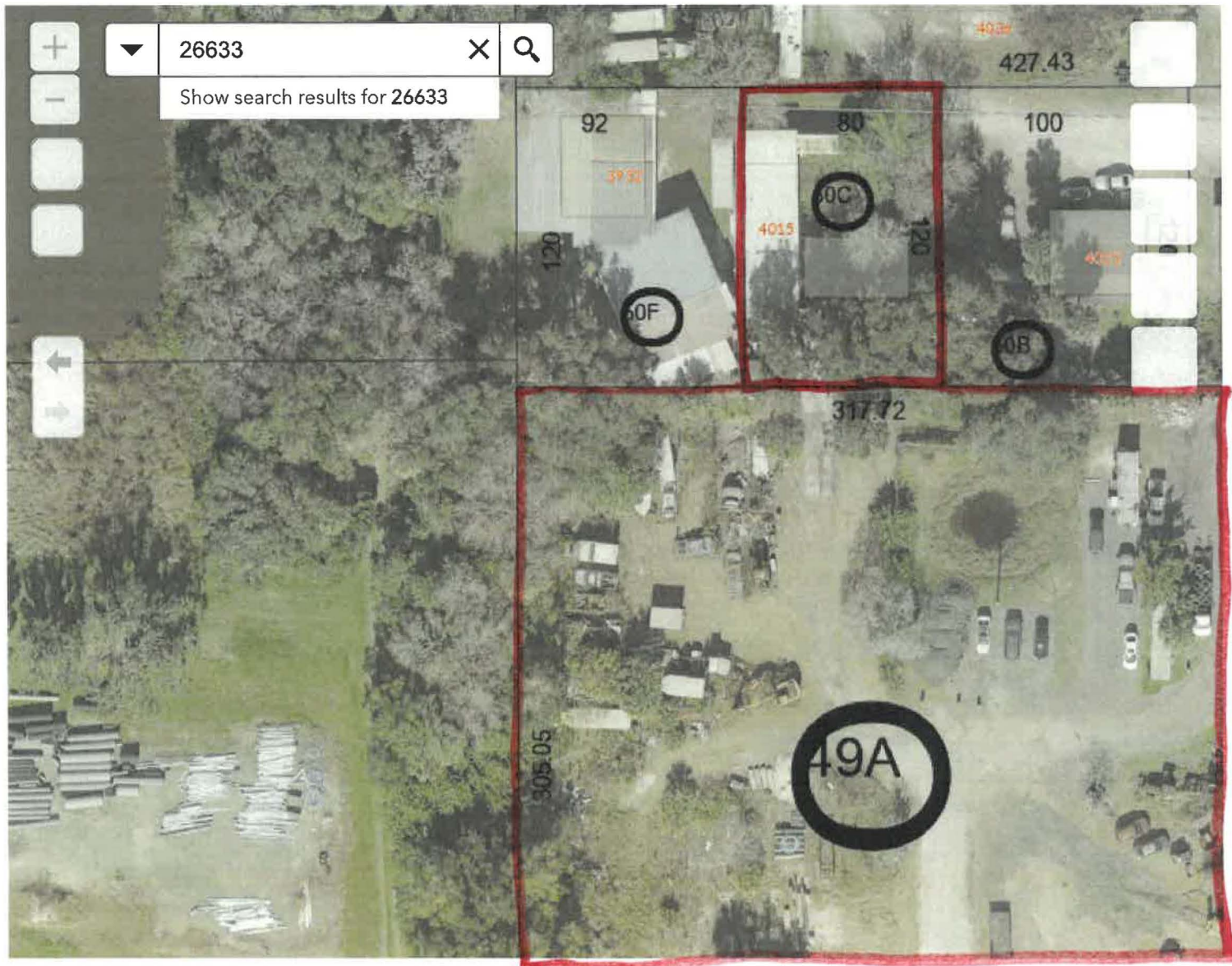

Bruce McGonigal

Parcel View Map

Open Full GIS
Map

** To CLOSE click the [X] in the right corner or anywhere outside the popup!

*own both properties
outlined in RED*





Seminole County Code Enforcement Code Violation Compliance Schedule

Exhibit "A"
Ref Case No: 26-00000953

Property Address:	*UNASSIGNED, SANFORD FL 32773		
Parcel ID:	04-20-31-300-049A-0000		
Owner / Agent:	BRUCE D. MC GONIGAL		
Mailing Address:	1580 COCHRAN RD		
	GENEVA, FL 32732		
First Inspection Date:		Property is Residential or Commercial:	Residential / Commercial
Last Inspection Date:		Occupied:	Yes / No Zoning: NA

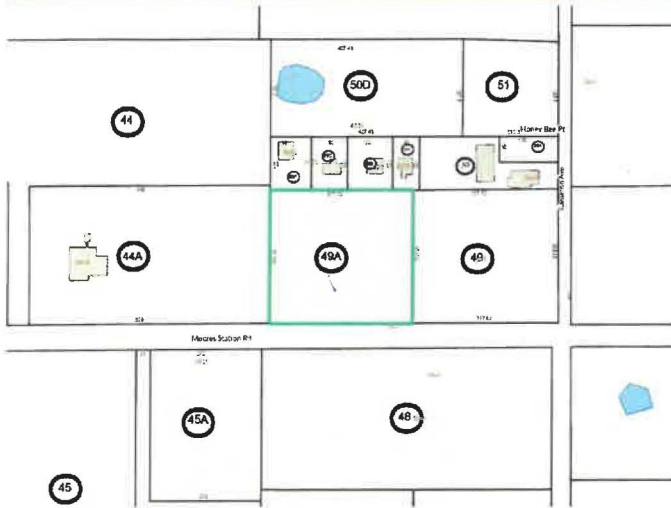
Explanation of Violation	Section and Violation	Corrective Action Required	Compliance Deadline
Operating Business (Fresh and Go Drain Cleaning) on vacant A-1 zoned property, (Junk and Recycling yards/outdoor storage of merchandise and/or materials, Commercial Business) storage of junk vehicles/equipment and trash/junk and debris on Vacant A-1 property PROHIBITED.	30.5.2- USE TABLE VIOLATION	Remove all junk vehicles, and trash, junk and debris throughout the property. This VACANT A-1 property is to remain vacant and free of any items until USE is established with Seminole County Planning and Zoning.	07/24/2026
Permits Required	SCC CHAPT. 40, APPENDIX A, SEC. 105.1 - UNPERMITTED CONSTRUCTION	Obtain all necessary permits for the trailer on the vacant A-1 property. Vacant A-1 property must remain vacant until USE is updated with Seminole County Planning and Zoning.	07/24/2026

2026 Property Record Card



Parcel: **04-20-31-300-049A-0000**
 Property Address:
 Owners: **MC GONIGAL, BRUCE D**
 2026 Market Value \$160,560 Assessed Value \$128,395 Taxable Value \$128,395
 2025 Tax Bill \$1,826.75 Tax Savings with Non-Hx Cap \$369.55
 Vacant Residential property has a lot size of 2.18 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	04-20-31-300-049A-0000
Property Address	
Mailing Address	1580 COCHRAN RD GENEVA, FL 32732-9750
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$160,560	\$160,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$160,560	\$160,560
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$32,165	\$43,837
P&G Adjustment	\$0	\$0
Assessed Value	\$128,395	\$116,723

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,196.30
Tax Bill Amount	\$1,826.75
Tax Savings with Exemptions	\$369.55

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 MC GONIGAL, BRUCE D

Legal Description

SEC 04 TWP 20S RGE 31E

BEG 317.63 FT W OF INT OF N R/W LINE OF MOORES STATION RD & W R/W LINE OF CAMERON AVE RUN N
305.05 FT W 317.72 FT S 305.05 FT TO PT W OF BEG E TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$128,395	\$0	\$128,395
SCHOOLS	\$160,560	\$0	\$160,560
FIRE	\$128,395	\$0	\$128,395
ROAD	\$128,395	\$0	\$128,395
WATER MANAGEMENT DISTRICT	\$128,395	\$0	\$128,395

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/1989	\$35,357	02094/0028	Vacant	Yes

Land

Units	Rate	Assessed	Market
2.23 Acres	\$72,000/Acre	\$160,560	\$160,560

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

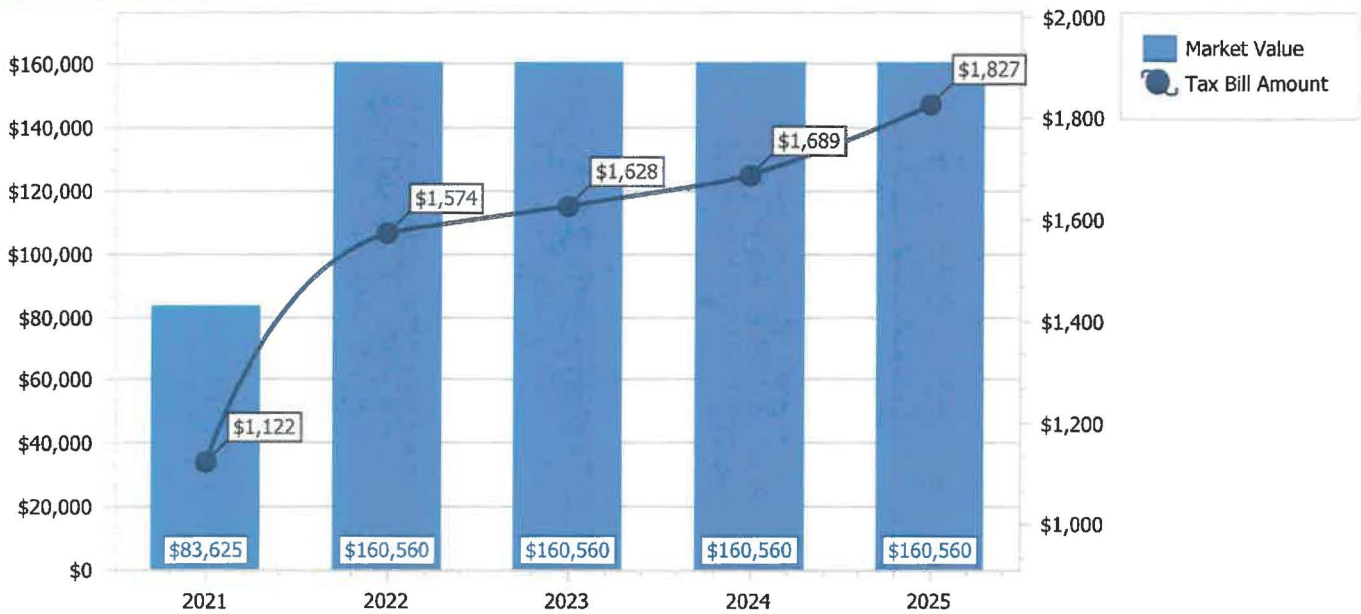
School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	41
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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: 7/15/2026 2:27:02 PM
Project: 26-80000086
Credit Card Number: 40*****7071
Authorization Number: 045703
Transaction Number: 150726C54-45FE9C84-DD81-491F-B345-5919E0E53FB2
Total Fees Paid: 52.50

Fees Paid

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

B

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	MC GONIGAL BUSINESS INC - PRE-APPLICATION	PROJ #: 26-8000086
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/15/26	
RELATED NAMES:	EP BRUCE MC GONIGAL	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	04-20-31-300-049A-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO COMMERCIAL TO STORE EQUIPMENT AND SUPPLES ON 2.23 ACRES LOCATED ON THE NORTH SIDE OF MOORES STATION RD, WEST OF CAMERON RD	
NO OF ACRES	2.23	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SDIE OF MOORES STATION RD, WEST OF CAMERON AVE	
FUTURE LAND USE-	HIPAP	
APPLICANT:	CONSULTANT:	
BRUCE MC GONIGAL 1580 COCHREN RD GENEVA FL 32732 (407) 209-5183 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- All non-agricultural activities and structures must be removed immediately.
- Site has an A-1 (Agricultural) Zoning and HIP-AP (High Intensity Planned Development – Airport) Future Land Use.
- Rezone to PD (Planned Development) is required for the site based on the Future Land Use. The existing uses do not appear to be consistent with the HIP-AP Future Land Use and Land Development Code.
- Applicant must reach out to the City of Sanford to discuss development options, potential annexation, and utilities access for the site (407-688-5140).

PROJECT AREA ZONING AND AERIAL MAPS

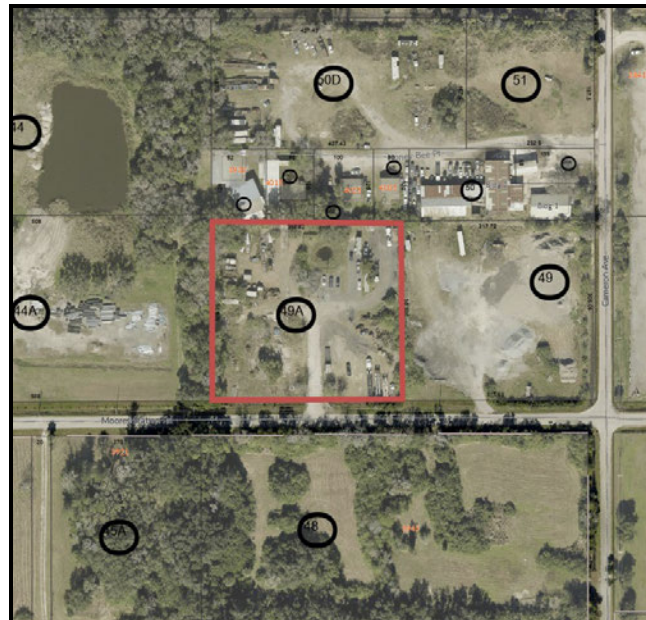
Zoning: A-1



Future Land Use: HIP-AP



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
2.	Buffers and CPTED	Please note, all referenced code sections are subject to updates are of Ordinance 2026-12. Please advise, there are some updates to the buffer calculations and composition that are to be effective as of August 1st. The methods for calculating buffers remain virtually the same, with some exceptions as per the updated code. Updated are not codified yet as of the date of this comment, but are available at the following link: https://seminolecountyfl.legistar.com/View.ashx?M=F&ID=15674243&GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of PD rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.6DELAUSCLIN The applicable	Info Only

		LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .	
5.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
7.	Building Division	- There appear to be structures across parcel boundaries. If any construction work is proposed, the applicant will need to provide a recent survey of each parcel showing the parcel boundaries.	Info Only

8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	Applicant must contact the City of Sanford and the Sanford Airport Authority to discuss any potential development. The City of Sanford stated the following via intergovernmental email correspondence: "Any future development of this site will likely connect to City Utilities. If there is a legitimate development proposal moving forward, we will want them to schedule a Pre-application with City Staff. We will not annex the property while under Code Enforcement action." Contact the City of Sanford Planning and Zoning at 407.688.5140.	Info Only
11.	Comprehensive Planning	Site is located in the East Lake Mary Blvd Small Study Area. Per the Action Plan, areas have been divided for planned growth initiatives. Proposed site is located in the "East Airport Commerce Park" section of the study area whereas, "This district is located between the two Orlando Sanford International Airport east/west runways and E. Lake Mary Boulevard and is the primary location for Airport expansion." The study recommends "Higher Intensity Planned Development Airport (HIPAP); Industrial (IND)" Future Land Use. The section recommends the following Preferred Land Uses: - Airport operations - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Specialty commercial (airport supportive) - Mixed-use (office over commercial) - Open space/park This district supports large-scale employment	Info Only

		centers where business development and associated high quality jobs will occur. It is shown on the Airport Master Plan as the largest and most intense development area. Based on this, the parcel on the site should be one single use in the list above and HIPAP Future Land Use. The proposed use must also be consistent with the underlying zoning.	
12.	Comprehensive Planning	Site is located in Sanford Joint Planning Agreement (JPA) Sub-area 4. Based on this, airport compatible uses such as Industrial parks, corporate business parks, office complexes, attendant retail, service and hotel uses, and agricultural uses may be compatible with this area if they are airport supportive.	Info Only
13.	Comprehensive Planning	Site has a Future Land Use of HIPAP (High Intensity Planned Development Airport). Future Land Use of HIPAP (Airport), Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. HIPAP FLU requires rezone to PD. - Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses. - Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations.	Info Only

14.	Comprehensive Planning	Site is located near the 60 DNL Airport Noise contour. Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: - No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater. - The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13 Purchase of Noise Impacted Land. Please note development phasing and environmentally sensitive lands requirements in this FLU policy section as needed.	Info Only
15.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
16.	Natural Resources	A survey of those species designated by the United States Department of the Interior Fish and Wildlife Service or the Florida Game and Freshwater Fish Commission as an endangered species, a threatened species, or a species of special concern, shall be submitted with all final development order and development permit applications. SCLDC 45.1(a).	Info Only
17.	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

18.	Natural Resources	Are there any areas any trees are being removed as a result of development? 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.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
20.	Planning and Development	Sec. 30.44: 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
21.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only

22.	Planning and Development	The subject property is adjacent to the City of Sanford municipal boundary. Seminole County will provide an intergovernmental notice to the adjacent city.	Info Only
23.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Community Meeting Procedures Section 30.49. - Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. - Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
24.	Planning and Development	Based on the proposed site within HIPAP zoning, a rezone to PD will be required. Any proposed development must be within the HIPAP listed uses. Below are the steps for a rezone to PD. Steps for Rezone: Approval for a PD (Planned Development) is obtained through a two-step process. - The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. - The second step consists of Final Development Plan (may include engineering	Info Only

		for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	
25.	Planning and Development	An application to rezone to PD is required to 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) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)	Info Only
26.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
27.	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 &	Info Only

		Development: http://www.seminolecountyfl.gov/gm/	
28.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street.	Info Only
29.	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Rezone to PD with use consistent with the HIPAP Airport area Future Land Use and all applicable overlays to include the Sanford Joint Planning Area agreement and the East Lake Mary Blvd Study Area. Effective August 1, 2026: Sec. 30.8.5. PD Planned Development (b) For properties seeking Planned Development approval in the Higher Intensity Planned Development - Airport Future Land Use Designation, the following uses shall be considered airport-supportive and permitted: (1) Commercial kennels (2) Fire stations (3) Hotels & motels (excluding Bed & breakfast) (4) Hospitals (5) Rental car facilities (6) Light commercial (7) Industrial trade schools (8) Flight schools (9) Light Industrial (See Sec. 30.5.3.) (10) Manufacturing, Light (See Sec. 30.5.3.) (11) Office uses (See Sec. 30.5.3.) (12) Restaurants (standard and drive-through) (13) Multifamily units such as condominiums, apartments, townhouses and	Info Only

30.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
31.	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
32.	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
33.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 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	Info Only

		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	
34.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
35.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
38.	Public Works - Engineering	Fence on south side of property appears to be constructed within the County's right-of-way.	Info Only
39.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
40.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only

41.	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
42.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
43.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
44.	Public Works - Impact Analysis	No Review Required.	Info Only

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	apgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

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) 665-7775 no later than noon on Friday, July 31, 2026, in order to place you on the Wednesday, August 5, 2026 meeting agenda.

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

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: 2026-0644

Title:

DISTRICT TOWNPARK - PD MAJOR AMENDMENT

Project Number: 26-20500007

Project Description: Proposed PD Major Amendment to develop commercial and residential properties on 18 acres located on the east side of International Pkwy, west of I-4

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

Parcel ID: 31-19-30-300-0010-0000

BCC District: 5-Herr

Applicant: Julie Kendig-Schrader (407) 418-2417

Consultant: Vijay Seelam (407) 815-3358



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

PROJ. #: 26-20500007
RECEIVED AND PAID 06/26/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>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 ONLY (≤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: District TownPark	
PARCEL ID #(S): 31-19-30-300-0010-0000	
LOCATION: Northeast of Allure Ln and International Parkway Intersection	
EXISTING USE(S): Vacant	PROPOSED USE(S): Commercial & Residential
TOTAL ACREAGE: 18+/- Acres	BCC DISTRICT: Five
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: Julie P. Kendig-Schrader Esq.		COMPANY: Greenberg Traurig, P.A.
ADDRESS: 450 South Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407 418.2417	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Vijay Seelam, P.E.		COMPANY: England-Thims & Miller, Inc
ADDRESS: 1411 Edgewater Dr, Suite 200		
CITY: Orlando	STATE: FL	ZIP: 32804
PHONE: 407 815.3358	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Piedmont Townpark Land LLC		
ADDRESS: PO BOX 20197		
CITY: Atlanta	STATE: GA	ZIP: 30325
PHONE:	EMAIL:	

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 CERTIFICATECERTIFICATE NUMBERDATE 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.

George Welch, EIP

5-11-2026

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

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

PIEDMONT TOWNPARK LAND, LLC

a Delaware limited liability company

By: Piedmont Operating Partnership, LP

A Delaware limited partnership, its sole member

By: Piedmont Office Realty Trust, Inc., a Maryland Corporation, its sole general partner

**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: Eastwind Acquisitions, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
John F. Weir	MGR	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	100%
Stephen R. Novacki	VP	6900 Tavistock Lakes, Blvd, Suite 400, Orlando, FL 32827	
Steven Potting	VP	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	

(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: Eastwind Acquisitions, LLC

NAME	ADDRESS	% OF INTEREST
Eastwind Acquisitions, LLC	5604 PGA Blvd., Suite 109, Palm Beach Gardens, FL 33418	100%

(Use additional sheets for more space)

Date of Contract: August 15, 2025

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

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

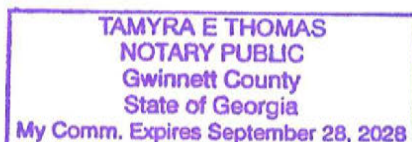
5-11-2026
Date

STATE OF FLORIDA Georgia
COUNTY OF SEMINOLE Gwinnett

George Wells, EVP
Owner, Agent, Applicant Signature
PIEDMONT TOWNPARK LAND, LLC
a Delaware limited liability company
By: Piedmont operating Partnership, LP
A Delaware limited partnership, its sole member
By: Piedmont office Realty Trust, Inc., a Maryland
Corporation, its sole general Partner

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2026, by George Wells, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Tamyra E. Thomas
Signature of Notary Public



Tamyra E. Thomas
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, George Wells, the owner of record for the following described property [Parcel ID Number(s)] 31-19-30-300-0010-0000 hereby designates

ETM, Inc co/ Vijay Seelam P.E. & Greenberg Traurig, P.A. co/ Julie P. Kendig-Schrader 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 MAJOR AMENDMENT

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

5-11-2026
Date

George Wells
Property Owner's Signature

George Wells EVP
Property Owner's Printed Name

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Gwinnett

PIEDMONT TOWNPARK LAND LLC
a Delaware limited liability company
By: Piedmont Operating Partnership, LP
A Delaware limited partnership, its sole member
By: Piedmont Office Realty Trust, Inc., a Maryland
Corporation, its sole general partner
Georgia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared George Wells (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 11th day of May, 2026.

TAMYRA E THOMAS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires September 28, 2028

[Signature]
Notary Public

PIEDMONT

REALTY TRUST™

***Excerpt from the minutes of the Board of Directors Form May 12, 2026*

****Election of Officers**

WHEREAS, Article V, Section 1 of the Bylaws of the Corporation provide that the officers of the Corporation shall be elected annually by the Board of Directors, except that the chief executive officer may appoint one or more vice presidents, assistant secretaries and assistant treasurers;

NOW, THEREFORE, BE IT RESOLVED, that the following persons are hereby elected to the offices set forth opposite their respective names, to serve until the next annual meeting of the Board of Directors, or until their successors are elected and have qualified or their earlier death, resignation or removal from office:

<u>Name</u>	<u>Office</u>
* C. Brent Smith	President and Chief Executive Officer
* Sherry L. Rexroad	Executive Vice President, Chief Financial Officer, and Corporate Secretary
Pierre Dait	Senior Vice President, Risk Management
Kevin Fossum	Executive Vice President, Property Management
M. Wade Grace III	Senior Vice President and Controller
Jennifer Heneisen	Senior Vice President, Financial Planning and Analysis
* Christopher Kollme	Executive Vice President, Investments
Damian J. Miller, CFA	Executive Vice President, Central Region
* Laura P. Moon	Executive Vice President, Chief Accounting Officer, Treasurer, and Assistant Secretary
Lisa M. Tyler	Senior Vice President, Human Resources
* Alex Valente	Executive Vice President and Co-Chief Operating Officer
* George Wells	Executive Vice President and Co-Chief Operating Officer

*Further, the officers set forth above indicated with an asterisk next to their name meet the definition of "Executive Officers" as defined by Securities and Exchange Commission ("SEC") regulations and shall be designated as the company's reporting officers under section 16 of the Securities and Exchange Act of 1934.

General Authorizations and Ratification

FURTHER RESOLVED, that the proper officers of the Corporation, and each of them, with full authority to act, within their respective defined corporate responsibilities, without any of the others, are hereby authorized and directed to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver, or cause to be made, executed and delivered, all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Corporation or otherwise as they, and each of them, may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of the foregoing resolutions, including incurring the expense of legal counsel; and

FURTHER RESOLVED, that any and all action heretofore or hereafter taken by any officer or officers of the Corporation within the terms of the foregoing resolutions is hereby ratified and confirmed as the act and deed of the Corporation.

I SHERRY L. REXROAD authorizes the minutes noted above from the Board of Directors Form May 12, 2026 that provides the Election of Officers for Piedmont Operating Partnership, L.P.

SHERRY L. REXROAD

Print or type name

[Signature]

Signature

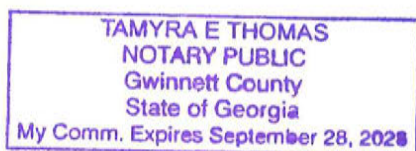
State of Georgia, County of Gwinnett

The foregoing instrument was acknowledged before me this 24 day of June, 2026, by Sherry Rexroad, who is personally known to me or who has produced _____ as identification and who (did/did not) take an oath.

[Signature]
Signature of Notary Public-State of Georgia

Tamya E. Thomas
Print Name

June 24, 2026
Date



Notary Seal or Stamp Above

2026 Property Record Card



Parcel: **31-19-30-300-0010-0000**
 Property Address:
 Owners: **PIEDMONT TOWNPARK LAND LLC**
 2026 Market Value \$6,037,059 Assessed Value \$590,692 Taxable Value \$590,692
 2025 Tax Bill \$6,717.86 Tax Savings with Non-Hx Cap \$58,502.90
 Grazing Land property has a lot size of 18.42 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	31-19-30-300-0010-0000
Property Address	
Mailing Address	PO BOX 20197 ATLANTA, GA 30325-0197
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	61:Grazing Land
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)	\$6,037,059	\$6,037,059
Land Value Agriculture	\$711,422	\$711,422
Just/Market Value	\$6,037,059	\$6,037,059
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$120,730	\$174,261
P&G Adjustment	\$0	\$0
Assessed Value	\$590,692	\$537,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$65,220.76
Tax Bill Amount	\$6,717.86
Tax Savings with Exemptions	\$58,502.90

Owner(s)

Name - Ownership Type

PIEDMONT TOWNPARK LAND LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
 THAT PT OF NE 1/4 LYG E INTERNATIONAL PKWY & S OF SCL RR (LESS SR 417 R/W & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$590,692	\$0	\$590,692
SCHOOLS	\$711,422	\$0	\$711,422
WATER MANAGEMENT DISTRICT	\$590,692	\$0	\$590,692

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2014	\$7,700,000	08373/1654	Vacant	Yes
QUIT CLAIM DEED	10/1/2013	\$100	DR430/1303	Vacant	No
WARRANTY DEED	1/1/2005	\$5,125,000	05600/1667	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	04247/1895	Vacant	No
QUIT CLAIM DEED	8/1/1999	\$1,709,400	03710/0128	Vacant	No
WARRANTY DEED	12/1/1996	\$870,000	03168/0284	Improved	No
SPECIAL WARRANTY DEED	3/1/1991	\$100	02293/1207	Improved	No
WARRANTY DEED	3/1/1988	\$1,650,000	01939/0312	Vacant	No
WARRANTY DEED	2/1/1986	\$957,000	01712/1729	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Vacant	No

Land

Units	Rate	Assessed	Market
15.44 Acres	\$345,000/Acre Market, \$120/Acre AG	\$1,853	\$5,327,490
57,455 SF	\$12.35/SF	\$709,569	\$709,569

Permits

Permit #	Description	Value	CO Date	Permit Date
02858	ELECTRIC - 3301 INTERNATIONAL PKWY	\$1,500		3/16/2016

Extra Features

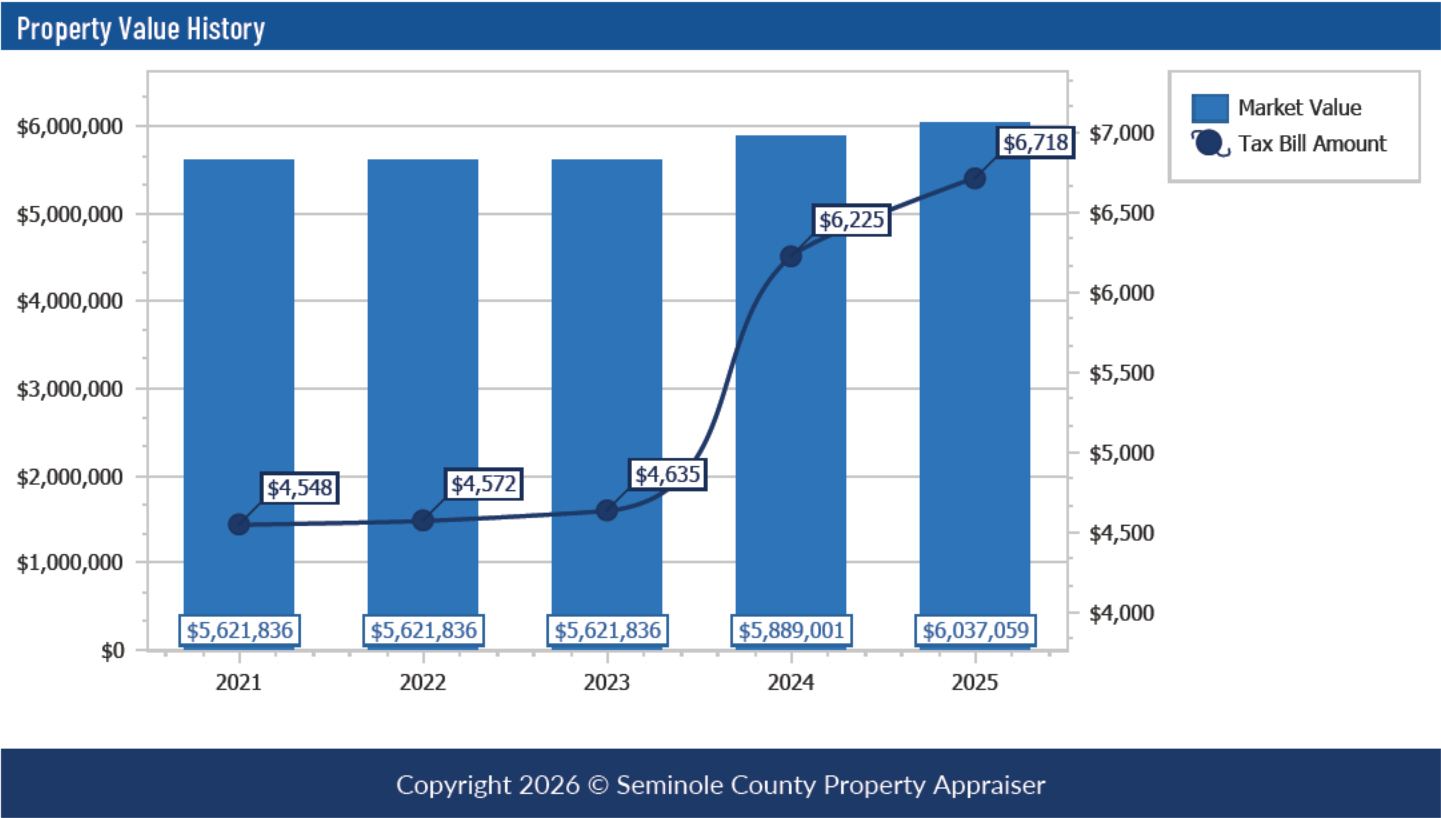
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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





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Foreign Profit Corporation

PIEDMONT REALTY TRUST, INC.

Filing Information

Document Number	F98000007050
FEI/EIN Number	58-2328421
Date Filed	12/28/1998
State	MD
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/10/2025
Event Effective Date	NONE

Principal Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Mailing Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title CEO

SMITH, C. BRENT
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title CFO

REXROAD, SHERRY
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title CAO

MOON, LAURA P
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title Secretary, Corporate

Rexroad, Sherry
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Annual Reports

Report Year	Filed Date
2024	04/03/2024
2025	04/03/2025
2026	04/02/2026

Document Images

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[06/10/2025 -- Name Change](#)

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05/18/2001 -- ANNUAL REPORT	View image in PDF format

[03/27/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/10/1999 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/28/1998 -- Foreign Profit](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations



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Detail by Officer/Registered Agent Name

Foreign Limited Liability Company
PIEDMONT TOWNPARK LAND, LLC

Filing Information

Document Number	M14000008265
FEI/EIN Number	58-2368838
Date Filed	11/14/2014
State	DE
Status	ACTIVE

Principal Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Mailing Address

5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Changed: 03/27/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

PIEDMONT OPERATING PARTNERSHIP, L.P.
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Title Authorized Representative

Moon, Laura
5565 GLENRIDGE CONNECTOR
SUITE 450
ATLANTA, GA 30342

Annual Reports

Report Year	Filed Date
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2024	04/03/2024
2025	04/03/2025
2026	04/02/2026

Document Images

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03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
11/14/2014 -- Foreign Limited	View image in PDF format



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	PIEDMONT OPERATING PARTNERSHIP, L.P.	Control Number:	0260873
Business Type:	Foreign Limited Partnership	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	5565 Glenridge Connector, Suite 450, Atlanta, GA, 30342, USA	Date of Formation / Registration Date:	12/9/2002
Jurisdiction:	Delaware	Last Annual Registration Year:	2026
Principal Record Address:	NONE		

REGISTERED AGENT INFORMATION

Registered Agent Name: **C T CORPORATION SYSTEM**
Physical Address: **289 S Culver St, Lawrenceville, GA, 30046-4805, USA**
County: **Gwinnett**

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Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530, Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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[Report a Problem?](#)

**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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/26/2026 2:05:28 PM
Project: 26-20500007
Credit Card Number: 51*****2821
Authorization Number: 10830G
Transaction Number: 260626O76-A2810D70-8499-4234-8508-E3567289A5D5
Total Fees Paid: 5537.40

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	5425.00
CC CONVENIENCE FEE -- PZ	112.40
Total Amount	5537.40

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	DISTRICT TOWNPARK - PD MAJOR AMENDMENT	PROJ #: 26-20500007
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/29/26	
RELATED NAMES:	Z2026-15	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-19-30-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO DEVELOP COMMERCIAL AND RESIDENTIAL PROPERTIES ON 18 ACRES LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, WEST OF I-4	
NO OF ACRES	18	
BCC DISTRICT	5 - ANDRIA HERR	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, WEST OF I-4	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JULIE KENDIG-SCHRADER GREENBERG TRAUIG 450 S ORANGE AVE ORLANDO FL 32801 (407) 418-2417	VIJAY SEELAM ENGLAND-THIMS & MILLER, INC 1411 EDGEWATER DR ORLANDO FL 32804 (407) 815-3358	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
3.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
5.	Comprehensive Planning Maya Athanas	FLU exhibit 24, as provided by the applicant, is not the correct exhibit for the HIP-Target Industry Future Land Use. Exhibit 24 applies to HIP-Transitional and HIP-Core. Please see exhibit 36 for the Target Industry Uses. Indicate which of these uses are proposed to justify the ancillary residential component.	Unresolved
6.	Comprehensive Planning Maya Athanas	Policy FLU 4.5.3 lists additional permitted uses for the HIP-TI FLU. They are outlined below: 1 Target businesses and industries as defined in Exhibit FLU: Target Industry Uses; 2 High density residential uses, subject to the following conditions: a. Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components; b. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local	Unresolved

		streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. c. Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project. 3 Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry; 4 Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development. 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed: a Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; b Automobile repair shops; c Automobile sales; d Distribution and terminals; e Durable goods and surgical supply manufacture; f General office and compatible commercial uses, including retail sales operations; g Light manufacturing and compatible industrial uses; h Lumberyards and machinery sales; i Medical clinics j Paint and body shops; k Publishing plants; l Showroom warehouses; m Trade shops and trade schools, including health care related trade schools; n Universities and colleges; o Warehousing; p Wholesale greenhouses; and q	
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		Other similar uses. Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Staff note: It appears this project is attempting to develop the use options listed above in 2 and 3. Please specifically address how the proposed uses comply with this policy.	
7.	Comprehensive Planning Maya Athanas	High density residential shall only be permitted in the subject FLU of HIP-TI as ancillary to target industry uses, and must be functionally and physically integrated. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Further "physically integrated" residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. Please demonstrate how the proposed residential is functionally integrated to target industry uses and list the specific target industry uses. Please demonstrate (on the MDP) how the residential and nonresidential components will be physically integrated. The proposed plan does not appear to meet this policy. Staff recommends a common park area or plaza to meet this. (Policy FLU 4.5.3 (A) (2) (b)).	Unresolved
8.	Comprehensive Planning Maya Athanas	The residential component of a mixed-use project in HIP-TI shall only represent less than fifty (50) percent of the total square footage of any such project. Please provide a calculation on the proposed floor area of the residential to demonstrate the project complies with Policy FLU 4.5.3 (A) (2) (c).	Unresolved
9.	Comprehensive Planning Maya Athanas	It appears the justification is attempting to claim the residential use is ancillary to target uses to the south. Please confirm if this is true. If this is the intent, staff recommends providing non-vehicular connection to these uses.	Unresolved
10.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 20" DIP potable water main running along the east side of International Pkwy. There is also an 8" PVC potable water main south of parcel 31-19-30-300-0010-0000.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area. There is a pressurized 16" PVC force main running along the north and east of parcel 31-19-30-300-0010-0000. The	Info Only

		developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	
12.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 8" HDPE reclaim water main running across International Parkway, southwest of parcel 31-19-30-300-0010-0000.	Info Only
13.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
14.	Natural Resources Christina Seckinger	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). Any survey, other evidence or written proof submitted to the county shall be valid for eighteen (18) months from the date that such survey, evidence or written proof has been issued by a qualified expert. SCLDC 45.1(e).	Info Only
15.	Natural Resources Christina Seckinger	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) 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) The review may include, but need not be limited to, a field check of	Info Only

		the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	
16.	Natural Resources Christina Seckinger	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
17.	Natural Resources Christina Seckinger	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources Christina Seckinger	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources Christina Seckinger	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h) Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources Christina Seckinger	The development of the site must make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. The Site Plan will need to show how 25%	Info Only

		of trees, with a trunk diameter of 6" or greater, will be preserved onsite, unless the Planning Manager finds that the development of the site would be severely restricted. SCLDC 40.83.	
22.	Planning and Development Annie Sillaway	Please remove the following uses: car washes, self-service gasoline pumps, convenience stores, and restaurants with drive-thru, and include it in the development summary under proposed uses.	Unresolved
23.	Planning and Development Annie Sillaway	Based on the narrative about the proposed development it will be incorporated into the existing Colonial Town Park PD. A sidewalk must be incorporated connecting to the existing development to the south.	Unresolved
24.	Planning and Development Annie Sillaway	Under the development summary, please revise the proposed use of commercial to state what specific types of uses or the zoning district the Applicant is proposing. Please specify the permitted uses for Lot 1 and Lot 2.	Unresolved
25.	Planning and Development Annie Sillaway	Per Sec. 30.8.5.3 (g) states that a Planned Development is required to provide twenty-five (25) percent open space. Please revise the required open space from twenty (20) percent to twenty-five (25) percent. Please state under the open space that the overall open space for Lot 1 and Lot 2 will be combined.	Unresolved
26.	Planning and Development Annie Sillaway	Under the development summary, please remove the proposed FLU since this does include a Future Land Use amendment.	Unresolved
27.	Planning and Development Annie Sillaway	Under the general notes under the MDP, please remove note #8 to include a property management company for the commercial portion of the development.	Unresolved
28.	Planning and Development Annie Sillaway	The master development plan does not appear to meet the intent of the code as it relates to incorporating the proposed development with the existing development to the south. The MDP must depict the entire Colonial Town Park PD area that is being incorporated into the PD. Additionally, the development summary must include the full site data for the Colonial Town Park PD to the south and identify all parcels included within the PD boundary. Please revise accordingly.	Unresolved
29.	Planning and Development Annie Sillaway	If the Applicant decides that they are not going to incorporate the proposed development into the Colonial Town Park PD, then they are required to show that they are providing less than the forty-nine (49) percent of the total square footage of any project.	Info Only

30.	Planning and Development Annie Sillaway	On the MDP under the parking requirements, please revise the multi-family parking to show the required parking for 2 space/unit for 1,000 sq ft and greater and 1.5 spaces/unit for Less than 1,000 sq ft.	Unresolved
31.	Planning and Development Annie Sillaway	On the MDP under the development summary, please provide the number of stories for the multi-family building.	Unresolved
32.	Planning and Development Annie Sillaway	On the MDP under number of phases, the Applicant can defer to the Final Development Plan. If the applicant chooses to do so, they will need to revise the statement to state phases will be determined at the time of the Final Development Plan.	Unresolved
33.	Planning and Development Annie Sillaway	Is the proposed development going to subdivide? If so, the development summary needs to specify the site data individually for Lot 1 and Lot 2. For example, Lot 1 building height, net density: proposed buildable area of lot 1, proposed maximum net & gross density, minimum parking, school age children calculation, provide a note that lot 1 is to be owned by a single entity. Please provide the same for Lot 2 as stated in the example.	Unresolved
34.	Planning and Development Annie Sillaway	On the MDP, please provide the hours of operation for the commercial portion of the development. For example, Retail Hours Monday - Sunday ____am - ____pm, Sit Down Restaurants Monday - Sunday ____am - ____pm.	Unresolved
35.	Planning and Development Annie Sillaway	On the MDP, please label the ten (10) foot landscape buffer and dimension and label the proposed landscape buffer that is being provided on site.	Unresolved
36.	Planning and Development Annie Sillaway	Regarding the proposed dumpster enclosures this site is within the Urban Bear Management Area and required bear proof dumpster enclosure. Staff is requesting if the developer can change the dumpster enclosures to trash compactors. Per Sec. 258.6. - Compactors within Urban Bear Management Areas. Any outdoor trash compactor receiving Refuse must be kept inaccessible to bears. Compactor doors must be kept closed and latched with a bear resistant mechanism at all times, except when loading or unloading Refuse, and the area around the compactor must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the compactor and repaired within forty-eight (48) hours after the damage is	Unresolved

		discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement.	
37.	Planning and Development Annie Sillaway	On the MDP, please place a note on the plans that states, "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.	Unresolved
38.	Planning and Development Annie Sillaway	Please provide a separate legal description of the subject property including the development to the south that is within the Colonial Town Park PD.	Unresolved
39.	Planning and Development Annie Sillaway	Please provide an analysis of the impact of the proposed planned development on utilities, and other public facilities.	Unresolved
40.	Planning and Development Annie Sillaway	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 407-320-0069 or joy_ford@scps.k12.fl.us	Unresolved
41.	Planning and Development Annie Sillaway	A community meeting is required for the PD Major Amendment. Below are the Community Meeting Procedures under 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).	Unresolved

42.	Planning and Development Annie Sillaway	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
43.	Planning and Development Annie Sillaway	Under the development summary please state what the minimum parking stall size is going to be for the commercial and residential development.	Unresolved
44.	Planning and Development Annie Sillaway	Per Policy TRA 2.4.6 Require Multimodal Facilities in Site Planning and Design Through the policies, standards and regulations in the Land Development Code, the County shall require the construction of desirable multimodal features in site planning and design for nonresidential development within neighborhoods. Such features may include, but not be limited to: A Parking requirements (including shared parking and parking ratio maximums); B Parking management; C Pedestrian/bicycle/transit facilities; D Pedestrian/bicycle/trail/transit access (including sidewalk and bicycle path connections to adjacent parcels); E Taxi stands; F Lot sizes; G Land use intensities; H Mixed-uses; I Internal circulation; and J Carpools/vanpools. Staff would like the Applicant to provide more of an interconnectivity within the site. Staff would like to see a sidewalk and bicycle path around the pond that connects to the parking lot.	Unresolved
45.	Planning and Development Annie Sillaway	On the MDP, please provide a scale for the vicinity map.	Unresolved
46.	Planning and Development Annie Sillaway	On the MDP, please take the bicycle parking calculations away and place a note on the plan that states, "The Bicycle Parking will meet the Seminole County Land Development Code."	Unresolved
47.	Planning and Development Annie Sillaway	On the MDP under the development summary, remove the proposed density and intensity. Is there a reason why the maximum intensity a lower F.A.R.? Please answer in the narrative. The future land use in HIP-TI is 1.5 F.A.R.	Unresolved
48.	Planning and Development Annie Sillaway	On the MDP under the development summary, please revise the building setbacks to state specific required building setback for Lot 1 and Lot 2.	Unresolved
49.	Planning and Development	Are there any variations from the code requirements, if so, the applicant needs to provide a	Unresolved

	Annie Sillaway	written justification in your narrative and on the plan sheet, if applicable.	
50.	Planning and Development Annie Sillaway	• 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. • 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. • The 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review. • The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
51.	Planning and Development Annie Sillaway	The Applicant is required to provide to answer the review criteria on how this Planned Development meets the following criteria. Per Sec. 30.8.5.3 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 though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation.	Unresolved

		(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) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. Please provide the review criteria and the applicants feedback in a separate document.	
52.	Planning and Development Annie Sillaway	It is unclear whether the subject parcel is proposed to be incorporated into the Colonial TownPark PD or developed as a stand-alone project. The project narrative states that the proposed development will be incorporated into the Colonial TownPark PD; however, the MDP only depicts the subject site for rezoning and does not show the development to the south. As depicted on the Master Development Plan, the proposal does not appear to comply with	Unresolved

		the intent of the HIP-TI Future Land Use designation, which limits residential development to no more than 49 percent of the development's total square footage when developed as a stand-alone project. Please address the following: - Clarify whether the subject parcel will be incorporated into the Colonial TownPark PD. If so, provide a complete inventory of all parcels within the Colonial TownPark PD, including the proposed increase in total dwelling units and commercial square footage, the resulting overall PUD density and entitlement totals, and authorization forms from all affected property owners. Provide a detailed accounting of the approved, constructed, and remaining unbuilt square footage. Staff will evaluate the remaining entitlements and determine how the proposed additional square footage would affect the overall entitlement balance. - Clarify whether the parcels to the south that are currently part of the Colonial TownPark PD are proposed to be removed and incorporated into the Districts at TownPark PD. If so, a separate amendment to the Colonial TownPark PD will be required to remove those parcels. The amendment must include authorization forms from all affected property owners and revised entitlement calculations reflecting the removal of the parcels.	
53.	Planning and Development Annie Sillaway	To strengthen internal connectivity and create a cohesive, pedestrian-oriented mixed-use environment, staff recommends revising the Master Development Plan as follows: - Consider expanding and redesigning the primary entrance road to create a distinctive gateway feature and public gathering space. For example, the entrance corridor could incorporate a landscaped roundabout or other focal element that establishes a strong sense of arrival and improves internal circulation, along with on-street parking to support adjacent uses and create a pedestrian-friendly streetscape. - Create a centrally located public space that serves as an organizing and connecting	Unresolved

		element between the commercial and multifamily components of the development. For example, the primary entrance road could terminate at an internal park featuring a fountain or similar focal element, with the park framed by active building frontages, pedestrian pathways, seating, landscaping, and other amenities that promote walkability, activity, and a cohesive public realm. Building placement and orientation should reinforce the central public space and strengthen connections between the commercial and multifamily components. For example, the grocery store could be reoriented so its primary customer entrance faces the internal park and principal pedestrian pathways, while the retail building could use an L-shaped configuration to define the park's edges and provide active frontage along both the entrance road and the park. These revisions would better integrate the grocery store with the surrounding mixed-use components, strengthen pedestrian connections, encourage cross-shopping, and create a more cohesive development pattern.	
54.	Public Safety - Addressing Amy Curtis	Comments regarding addressing will be provided in subsequent reviews. These comments will pertain to Addressing Fees, Site Plan Name Approval process, Street Naming Process, posting of address numbers/street address requirements, Street Sign Requirements, address assignment, and the timeline for the issuance of new addresses.	Info Only
55.	Public Safety - Addressing Amy Curtis	There's a current street name and overhead signage with "TRIUMPH WAY" at the entrance to this proposed development. This street name will be required on the site plan prior to approval. There are additional streets that will need to be named and labeled on the site plan prior to approval. We will provide the street naming process to you with future reviews. There are street names on the reserve list that were approved in 2018-2021 that may be used.	Info Only
56.	Public Safety - Addressing Amy Curtis	Previously, the facility name "TOWNPARK COMMONS" was approved. Is the name "DISTRICT TOWNPARK" the name of the site plan and the name that will be on signage? We will be	Info Only

		asking if either of these names are the intended name with future reviews.	
57.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
58.	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
59.	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
60.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall 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
61.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications.	Info Only

	Matthew Maywald	(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	
62.	Public Works - County Surveyor Raymond Phillips	I believe if the surveyor will check 5j-17 they are using the wrong seal the word in the seal should be license instead of licensed as shown in 5j-17.060 IV, also the signature doesn't meet my understanding of 5j-17.062 electronic signature and doesn't have the certification authorizing said seal (5j-17.062 .2 with that said i have no other issues with the survey other than a boundary survey should not show proposed easements like this does, that is for site plans.	Question
63.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required based on one of the project's Land Use (i.e., fast food restaurant) per the Seminole County's Traffic Impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

AGENCY/DEPARTMENT MARK UP COMMENTS

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

Insert here.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Insert here.

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) 665-7775 no later than noon on Friday, Month ##, 2026, in order to place you on the Wednesday, Month ##, 2026 meeting agenda.

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

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
xx/xx/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	xx, xx, xx
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