



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, September 17, 2025

9:00 AM

TEAMS

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

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

#### **DRC & PRE- APPLICATIONS**

##### **9:00AM (TEAMS) LAND ROVER ORLANDO - PRE-APPLICATION**

[2025-877](tel:2025-877)

**Project Number:** 25-80000095

**Project Description:** Proposed Site Plan to redevelop an existing car dealership on 10 acres in the C-2 and C-3 Zoning Districts located on the east side of S US Highway 17-92, southeast of Obrien Road

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

**Parcel ID:** 19-21-30-501-0000-004A+++

**BCC District:** 4-Lockhart

**Applicant:** Jake Dohm

**Consultant:** Lauren Layrer (470) 426-8783

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

#### **COMMENTS ONLY (NO MEETING SCHEDULED)**



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-877**

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

PM Annie

PROJ. #: 25-80000095

RECEIVED AND PAID 08/29/2025

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☐ PRE-APPLICATION \$50.00

### PROJECT

PROJECT NAME: Land Rover Orlando

PARCEL ID #(S): 1921305010000004C, 1921305010000004A, 19213050100000070, 19213050100000040

TOTAL ACREAGE: 10.0

BCC DISTRICT: Dist 4-Amy Lockhart

ZONING: C-2 and C-3

FUTURE LAND USE: MXD

### APPLICANT

NAME: Jake Dohm

COMPANY: Lithia Motors

ADDRESS: 150 North Bartlett

CITY: Medford

STATE: OR

ZIP: 97501

PHONE:

EMAIL: jacobdohm@lithia.com

### CONSULTANT

NAME: Lauren Leyrer

COMPANY: Ware Malcomb

ADDRESS: 3520 Piedmont Road NE, Suite 290

CITY: Atlanta

STATE: GA

ZIP: 30305

PHONE: 470.426.8783

EMAIL: lleyrer@waremalcomb.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Site will be developed for a car dealership with associated employee and guest parking.

### STAFF USE ONLY

COMMENTS DUE: 09/05/25

COM DOC DUE: 09/11/25

DRC MEETING: 09/17/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: CASSELBERRY

BCC: 4: LOCKHART

on the east side of S US Highway 17-92,  
southeast of Obrien Road

Agenda 09/12/25

# WARE MALCOMB

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT

08/28/2025

Heather Ryan  
ePlan Desk  
Seminole County

Subject: Project Proposal Narrative - Lithia Motors Land Rover Orlando

Dear Ms. Ryan:

Ware Malcomb is submitting for a pre-application meeting for the redevelopment of a commercial property located at 8675 S US Highway 17/92, Maitland, FL 32751. This parcel consists of parcel IDs #1921305010000004C, 1921305010000004A, 19213050100000070, and 19213050100000040 and falls in the C2 and C3 zoning region, totaling approximately 10 acres. The proposed project is a new, state-of-the-art Lithia Motors Land Rover dealership, which will replace a currently underutilized commercial site. The development will feature a single building encompassing approximately 38,000 square feet for a showroom and service center, with associated parking facilities. The property has a history of commercial use as a car dealership, meaning the site-use will not be changing. In addition to the dealership building, the proposed parking plan includes a total of 290 parking spaces. This total is comprised of 109 spaces designated for customer and employee vehicles, 4 ADA-compliant spaces, and 181 spaces for vehicle storage. The site layout has been carefully designed to provide clear internal circulation and safe access from S US Highway 17/92.

This project proposes a comprehensive landscaping plan that will introduce significant vegetated areas, including planted islands, perimeter buffers, and enhanced street frontage. This will contribute to a greener, more attractive streetscape, providing a substantial visual improvement for the community and improving environmental performance. This proposal also includes a plan to reduce the total impervious area on site by approximately one acre from its existing condition. To manage stormwater runoff, a new dry detention pond will be constructed at the rear of the property. This pond is designed to meet and exceed all quality and quantity stormwater management guidelines as laid out by the water management district.

We appreciate your consideration of this request and look forward to continuing our collaboration with Seminole County on this project. Please do not hesitate to contact us should you require any additional information or documentation.

Best regards,  
Ware Malcomb  
Lauren Leyrer, PE

A100

DATE: 09/03/2025  
 DRAWN BY: JF  
 CHECKED BY: JF  
 PROJECT: 25-0000000000

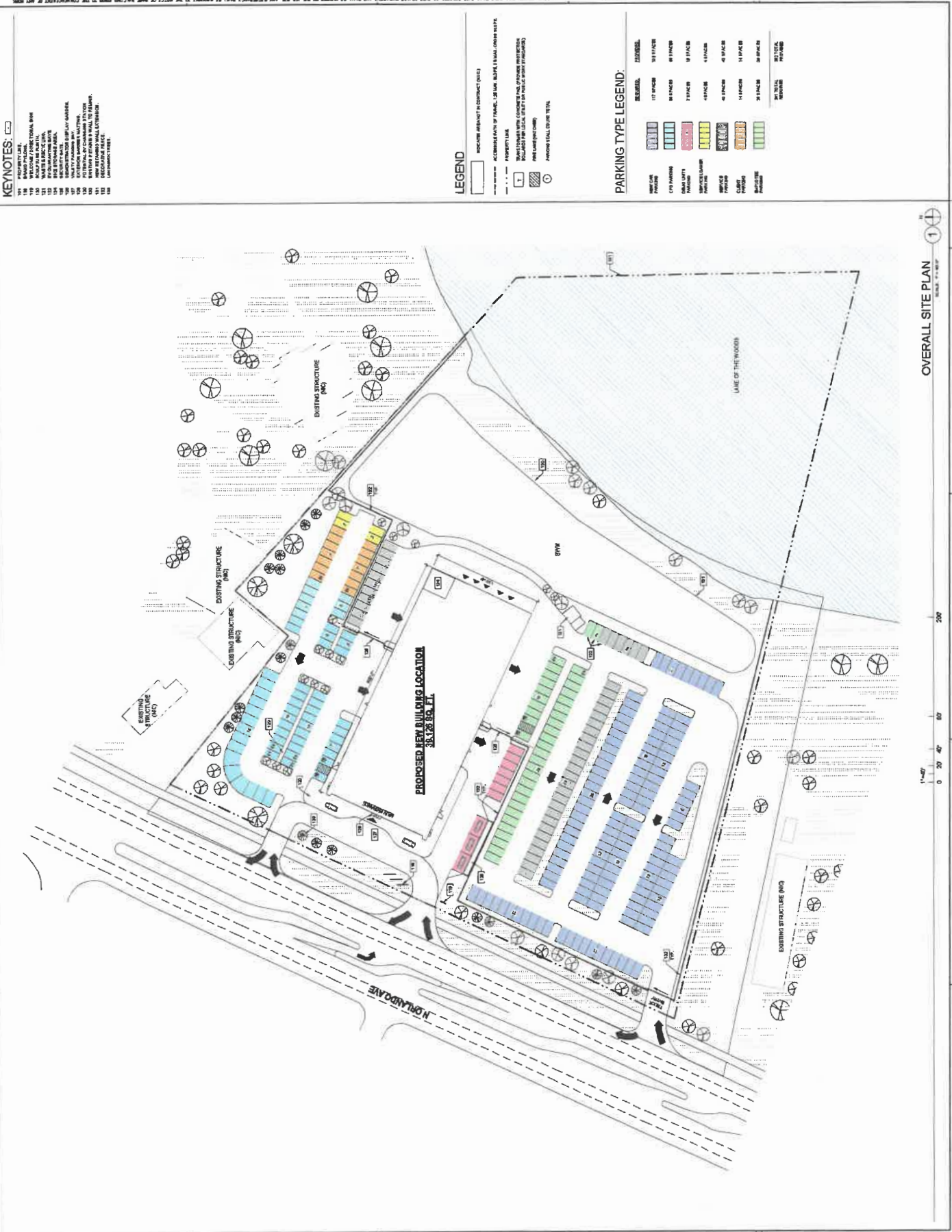
OVERALL SITE PLAN

NO.	REVISION	DATE
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100	ISSUED FOR PERMITTING	09/03/2025

LITHIA MOTORS -  
 LAND ROVER  
 8675 S. US HWY 17 S2  
 MAITLAND, FL 32751



WARE MALCOMB  
 8750 NW 20th Street, Suite 200  
 Fort Lauderdale, FL 33311  
 PHONE: 954.577.1177  
 FAX: 954.577.1178  
 WWW.WAREMALCOMB.COM



- KEYNOTES:**
- 1. PROPERTY LINE
  - 2. EXISTING BUILDING FOOTPRINT
  - 3. PROPOSED BUILDING FOOTPRINT
  - 4. EXISTING DRIVEWAY
  - 5. PROPOSED DRIVEWAY
  - 6. EXISTING SIDEWALK
  - 7. PROPOSED SIDEWALK
  - 8. EXISTING LANDSCAPE
  - 9. PROPOSED LANDSCAPE
  - 10. EXISTING UTILITY
  - 11. PROPOSED UTILITY
  - 12. EXISTING FENCE
  - 13. PROPOSED FENCE
  - 14. EXISTING SIGNAGE
  - 15. PROPOSED SIGNAGE
  - 16. EXISTING LIGHTING
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  - 18. EXISTING TREES
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  - 20. EXISTING PAVEMENT
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  - 22. EXISTING CURB
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  - 26. EXISTING ELEVATION
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  - 28. EXISTING DRAINAGE
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  - 34. EXISTING SOIL
  - 35. PROPOSED SOIL
  - 36. EXISTING VEGETATION
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  - 38. EXISTING AIR QUALITY
  - 39. PROPOSED AIR QUALITY
  - 40. EXISTING NOISE
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  - 332. EXISTING INVERTEBRATES
  - 333. PROPOSED INVERTEBRATES
  - 334. EXISTING VERTEBRATES
  - 335. PROPOSED VERTEBRATES
  - 336. EXISTING MAMMALS
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  - 338. EXISTING BIRDS
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  - 436. EXISTING BACTERIA
  - 437. PROPOSED BACTERIA
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  - 450. EXISTING BIRDS
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  - 452. EXISTING REPTILES
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  - 467. PROPOSED VIRUSES
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  - 470. EXISTING PROTOZOANS
  - 471. PROPOSED PROTOZOANS
  - 472. EXISTING INVERTEBRATES
  - 473. PROPOSED INVERTEBRATES
  - 4



- | LIST OF POSSIBLE ENCROACHMENTS  | LAND AREA          |
|---------------------------------|--------------------|
| NONE OBSERVED AT TIME OF SURVEY | 46,986 SQUARE FEET |

### Parcel 11 Fee Sheet

Commence at the Northwest corner of Lot 5, The Lake of the Woods Subdivision, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Sanborn County, Florida; run thence South 03 degrees 06 minutes 12 seconds East along the North line of said Lot 5, 06.36 feet to the Point Beginning, continue thence South 53 degrees 50 minutes 12 seconds East along the said North line, 216.43 feet thence South 38 degrees 52 minutes 28 seconds East along the said North line 34 degrees 37 minutes 58 seconds West 210 feet thence North 26 degrees 19 minutes 44 seconds East, 38.05 feet to the Point of Beginning.

AND also commence at the Southwest corner of Lot 4, run thence South 53 degrees 50 minutes 12 seconds East along the South line of said Lot 4, 56.38 feet to the Point of Beginning; continue thence South 53 degrees 50 minutes 12 seconds East along the South line 218.43 feet; thence North 38 degree 52 minutes 28 seconds East 81.71 feet; thence North 43 degrees 47 minutes 16 seconds West 240 feet; thence South 25 degrees 18 minutes 44 seconds West 100.05 feet to the Point of Beginning.

### Parcel 2a (Fee Simple)

Lot 7, The Lake of the Woods Subdivision, according to the plat thereof as recorded in Plat Book 7, Page 28, Public Records of Seminole County, Florida, LESS AND EXCEPT any portion thereof for right of way under Parcel 17 contained in that certain Order of Telling recorded in Deed Book 7, Page 15 and recorded in Official Records Book 84, Page 259, Public Records of Seminole County, Florida.

**Parcel 3: (Fog Creek)**

Lot 6, The Lake of the Woods Subdivision, according to the plat thereof as recorded in Plat Book 7, Page 26, Public Records of Seminole County, Florida. LESS AND EXCEPT any portion thereof for right of way under Parcel 18 contained in that certain Order of Tailing recorded in Deed Book 7, Page 13 and recorded in Official Records Book 84, Page 256, Public Records of Seminole County, Florida.

[illegible]

#### Parcel 48 (Fee Simple and Easement)

Conference at the Northwest corner of Lot 4, The Lakes of the Woods Subdivision, according to the plat thereof as recorded in Plat Book F, Page 26, Public Records of Seminole County, Florida, run thence along the North line of said Lot 4 South 48 degrees 45 minutes East 322.05 feet to the Point of Beginning; thence continue South 48 degrees 45 minutes East 614.16 feet to the East line of said Lot 4, run thence South 08 degrees 28 minutes 01 seconds East 67.04 feet along the East line of said Lot 4, run thence North 59 degrees 14 minutes 30 seconds West 209.96 feet run thence North 42 degrees 51 minutes 50 seconds East 77.82 feet to the Point of Beginning.

Together with an easement for ingress and egress described as follows: Commence at the Northwest corner of Lot 4, The Lake of the Woods Subdivision, according to the plat thereof as recorded in Plat Book 7, Page 26, Public Record of Seminole County, Florida, run thence along the Northernly line of said lot 4, north 41 degrees 45 minutes 30 seconds East, 111.20 feet, thence along the Northernly line of said lot 4, north 72.81 degrees 41 minutes 30 seconds East, 111.20 feet, thence along the Northernly line of said lot 4, north 72.81 degrees 41 minutes 30 seconds East, 111.20 feet to the Public of Beechfork Branch, Conduffs Survey 42 degrees 51 minutes 30 seconds West, 130.75 feet, thence North 33 degrees 14 minutes 30 seconds West, 222.77 feet to a point on the Southernly right of way line of U.S. Highway No. 174-27, run thence North 26 degrees 48 minutes 46 seconds East along said right of way 10.28 feet, thence South 60 degrees 14 minutes 30 seconds East to the Point of Beginning.

To: Uthia Real Estate, Inc., Orlando-FLR, LLC and the Roger Judski Living Trust dated May 13, 2015:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on December 15, 2024.

Date of Plot or Map: December 15, 2024

Date of Last Revision: March 19, 2021

Jeff L. Harley  
Florida Professional Surveyor & Mapper #5716

REVISIONS		DATE
NO.	Description of Revision	

**ALTA / NSPS LAND TITLE SURVEY**  
 LAND ROVER ORLANDO  
 171581.24R000-001.389  
 8575-8775 U.S. HIGHWAY 17-92  
 MATTLAND, SEMINOLE COUNTY, FLORIDA

RESPONSIBLE SURVEYOR CONTACT INFORMATION  
HARTLEY SURVEYING INC. (LB #7197)

283 Tiger Lily Court  
Altamonte Springs, Florida 32714

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Journal compilation © 2006 Blackwell Publishing Ltd

**Author's address:** J.C. Gaudin

Briston, Canada, Orlando, Florida

CHECK 1 OF 4

Survey Coordinated by:  
**Bureau Veritas**  
510 E. Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800-411-2010

Survey Coordinated by:  
**Bureau Veritas**  
510 E. Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800-411-2010  
ALTA@bvna.com  
www.bvna.com



ZONED - C-2 General Commercial District & C-3, Heavy Commercial & Very Light Industrial District

**SETBACKS**  
FRONT - 25'  
SIDE - 0' (if not abutting residential)  
REAR - 10'

Maximum Height = 36'  
Minimum Lot Size = None Specified  
Minimum Open Space = 2.8%  
Minimum Lot Width = None Specified  
Minimum Lot Depth = None Specified  
Maximum Lot Coverage = None Specified  
Floor Area Ratio = 0.23

1 space per 300 gross square feet in 74

### VICINITY MAP

SHEET 1 OF 2

# Property Record Card



Parcel: **19-21-30-501-0000-004A**  
 Property Address: **8675 S US HWY 17-92 MAITLAND, FL 32751**  
 Owners: **ROGER JUDSKI LIVING TRUST**  
 2025 Market Value \$2,357,788 Assessed Value \$2,042,530 Taxable Value \$2,042,530  
 2024 Tax Bill \$26,510.42 Tax Savings with Non-Hx Cap \$2,979.35  
 Used Car Sales property w/1st Building size of 16,640 SF and a lot size of 5.80 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	19-21-30-501-0000-004A
Property Address	8675 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$693,874	\$652,903
Depreciated Other Features	\$125,222	\$109,956
Land Value (Market)	\$1,538,692	\$1,469,692
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,357,788	\$2,232,551
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$315,258	\$375,706
P&G Adjustment	\$0	\$0
Assessed Value	\$2,042,530	\$1,856,845

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$29,489.77
Tax Bill Amount	\$26,510.42
Tax Savings with Exemptions	\$2,979.35

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

## Legal Description

LOTS 4 5 & 6 (LESS NLY 1/2 OF  
 LOT 4 & BEG 86.38 FT S 53 DEG  
 50 MIN E OF SW COR LOT 4 RUN S 26  
 DEG 20 MIN W 39.55 FT S 54 DEG  
 38 MIN E 210 FT N 38 DEG 53 MIN E  
 117.81 FT N 49 DEG 47 MIN W  
 240 FT S 26 DEG 20 MIN W 100.05 FT  
 TO BEG & RD)  
 LAKE OF THE WOODS SUBD  
 PB 7 PG 25

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,042,530	\$0	\$2,042,530
Schools	\$2,357,788	\$0	\$2,357,788
FIRE	\$2,042,530	\$0	\$2,042,530
ROAD DISTRICT	\$2,042,530	\$0	\$2,042,530
SJWM(Saint Johns Water Management)	\$2,042,530	\$0	\$2,042,530

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0177	Improved	No
SPECIAL WARRANTY DEED	11/1/1996	\$850,000	03167/0090	Improved	Yes
WARRANTY DEED	3/1/1994	\$1,086,600	02771/0818	Improved	No
WARRANTY DEED	7/1/1982	\$420,000	01420/0895	Improved	No
WARRANTY DEED	1/1/1973	\$33,500	00996/0347	Improved	Yes

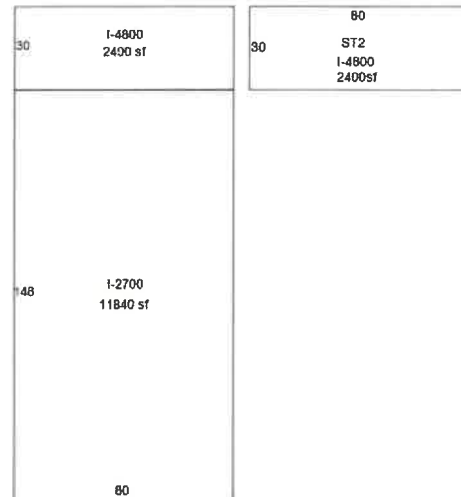
## Land

Units	Rate	Assessed	Market
172,497 SF	\$11.15/SF	\$1,538,674	\$1,538,674
1.79 Acres	\$10/Acre	\$18	\$18



Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	16640
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$883,326
Assessed	\$353,330

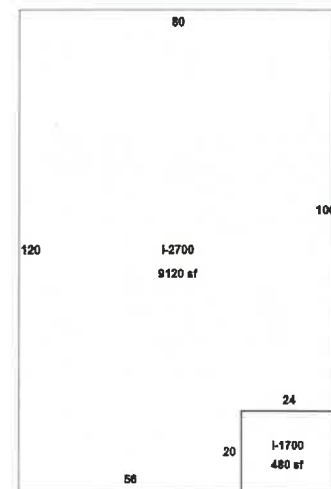
\* Year Built = Actual / Effective



Building 1

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft²)	9600
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$469,046
Assessed	\$187,618

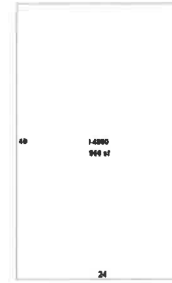
\* Year Built = Actual / Effective



Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft²)	960
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$73,435
Assessed	\$48,467

\* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1056
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$109,739
Assessed	\$72,428

\* Year Built = Actual / Effective



Building 4

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft²)	810
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$51,663
Assessed	\$32,031



Building 5

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04190	SIGN; PAD PER PERMIT 8695 S US HWY 17-92	\$10,375		5/25/2010
05393	MECHANICAL & CONDENSOR; CONTRACTOR - DIDDEN, BART RICHARD	\$700		6/12/2000
05863	400 X 6 BLOCK FENCE	\$6,600		7/1/1999
01946	MISC ELECT ROGERS VET	\$1,000		3/1/1999
01021	FIRE SYSTEM; PAD PER PERMIT 8625 ORLANDO AVE N	\$1,900		2/1/1999
10116	SPRAY PAINT BOOTH	\$14,000		12/1/1998
08267	REAR RETAINING WALL	\$20,000		10/1/1998
07942	CANOPY; ROGER'S CORVETTE	\$7,000		10/1/1998
02751	SPRINKLER SYSTEM; BUDGET RENT-A-CAR; PAD PER PERMIT 8695 HWY 17-92 S	\$2,800		4/1/1998
00874	ROGER'S CORVETTE CARWASH	\$29,000	5/14/1998	2/1/1998
01113	NEW OFFICE; ROGER'S CORVETTE	\$69,836	5/14/1998	2/1/1998
00963	INTERIOR ALTERATION; ROGER'S CORVETTE; PAD PER PERMIT 8615 HWY 17-92 S	\$28,000		2/1/1998
05043	REPLACE X (3) 10 TON UNITS; PAD PER PERMIT 8675 HWY 17-92 S; ROGER'S CORVETTE CENTER	\$23,000		7/1/1997
03983	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8605 HWY 17-92 S	\$0		6/1/1997
02401	MANSARD FACADE ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$9,000		4/1/1997
01318	INT DEMO WALL COVERINGS ONLY; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,400		3/1/1997

01588	ELECTRIC; ROGERS CORVETTE SHOWROOM; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,499	3/1/1997
01726	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$1,180	3/1/1997
01720	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$2,500	3/1/1997
04888	COATING ROOF	\$7,231	7/1/1994

#### Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1998	35752	\$96,530	\$38,612
COMMERCIAL CONCRETE DR 4 IN	1982	4375	\$23,800	\$9,520
6' CHAIN LINK FENCE - LIN FT	1998	383	\$5,933	\$2,373
COMMERCIAL ASPHALT DR 2 IN	1979	24248	\$65,470	\$26,188
6' CHAIN LINK FENCE - LIN FT	1971	1860	\$28,811	\$11,524
POLE LIGHT 1 ARM	1998	3	\$5,562	\$5,562
POLE LIGHT 1 ARM	1982	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1982	4	\$14,420	\$14,420
BLOCK WALL - SF	1999	2400	\$33,288	\$13,315

#### 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

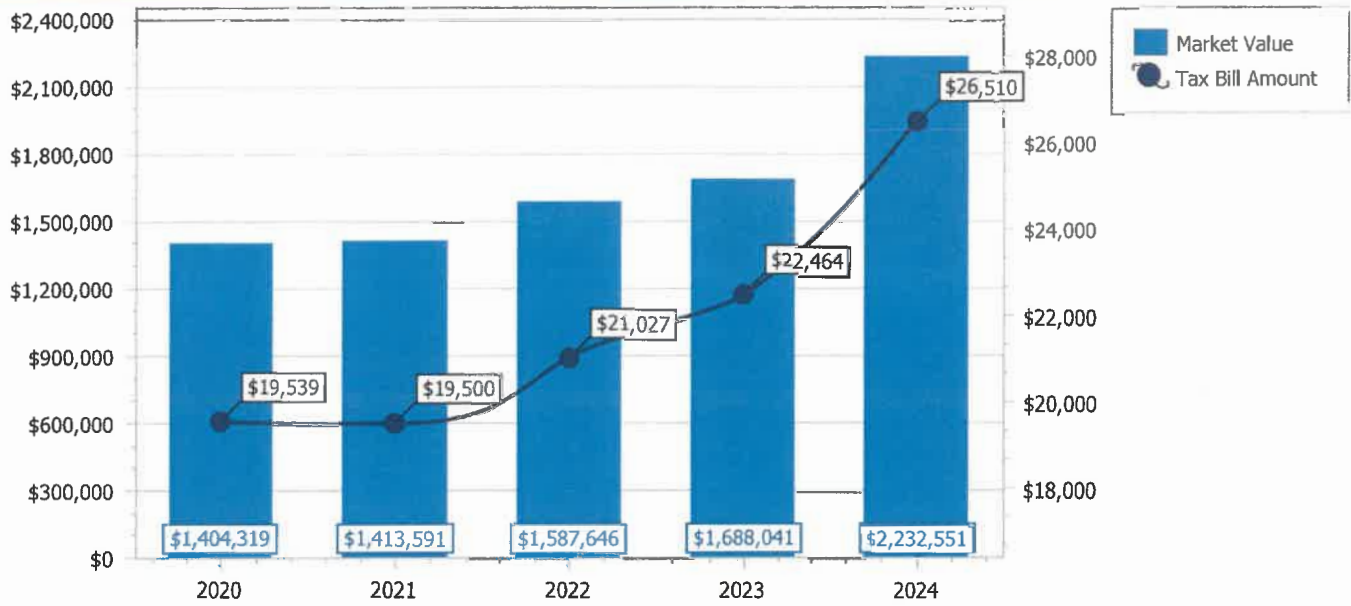
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

#### Utilities

Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



## Property Value History



Copyright 2025 © Seminole County Property Appraiser

# Property Record Card



Parcel: **19-21-30-501-0000-004C**  
 Property Address: **8575 S US HWY 17-92 MAITLAND, FL 32751**  
 Owners: **ROGER JUDSKI LIVING TRUST**  
 2025 Market Value \$732,698 Assessed Value \$732,698 Taxable Value \$732,698  
 2024 Tax Bill \$7,649.31 Tax Savings with Non-Hx Cap \$783.90  
 Stores General-One Story property w/1st Building size of 4,932 SF and a lot size of 0.67 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	19-21-30-501-0000-004C
Property Address	8575 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
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

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$321,393	\$305,115
Depreciated Other Features	\$15,195	\$12,785
Land Value (Market)	\$396,110	\$320,544
Land Value Agriculture	\$0	\$0
Just/Market Value	\$732,698	\$638,444
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$98,852
P&G Adjustment	\$0	\$0
Assessed Value	\$732,698	\$539,592

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,433.21
Tax Bill Amount	\$7,649.31
Tax Savings with Exemptions	\$783.90

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

## Legal Description

BEG 86.38 FT S 53 DEG 50 MIN E OF SW COR  
 LOT 4 RUN S 26 DEG 20 MIN W 39.55 FT S 54  
 DEG 38 MIN E 210 FT N 38 DEG 53 MIN E  
 117.81 FT N 49 DEG 47 MIN W 240 FT S 26  
 DEG 20 MIN W 100.05 FT TO BEG LAKE OF THE  
 WOODS SUBD PB 7 PG 25

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$732,698	\$0	\$732,698
Schools	\$732,698	\$0	\$732,698
FIRE	\$732,698	\$0	\$732,698
ROAD DISTRICT	\$732,698	\$0	\$732,698
SJWM(Saint Johns Water Management)	\$732,698	\$0	\$732,698

## Sales

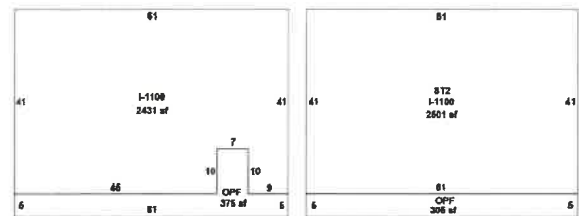
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	11/4/2024	\$100	10738/1524	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0807	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0803	Improved	No
WARRANTY DEED	3/1/1995	\$43,800	02899/0799	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0795	Improved	No
WARRANTY DEED	3/1/1994	\$100	02733/0523	Improved	No
WARRANTY DEED	10/1/1988	\$36,000	02006/0117	Improved	No
WARRANTY DEED	2/1/1984	\$32,500	01524/1813	Improved	No
WARRANTY DEED	1/1/1984	\$325,000	01519/0629	Improved	Yes
QUIT CLAIM DEED	9/1/1978	\$100	01194/0175	Improved	No
WARRANTY DEED	1/1/1971	\$85,000	00857/0371	Improved	Yes

## Land

Units	Rate	Assessed	Market
24,376 SF	\$16.25/SF	\$396,110	\$396,110

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4932
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$354,104
Assessed	\$141,642

\* Year Built = Actual / Effective



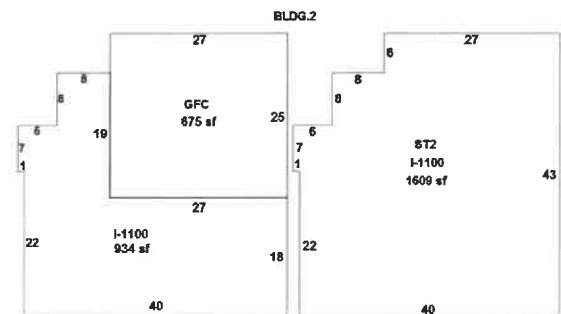
Building 1

## Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	375
OPEN PORCH FINISHED	305

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2543
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$223,224
Assessed	\$89,290

\* Year Built = Actual / Effective



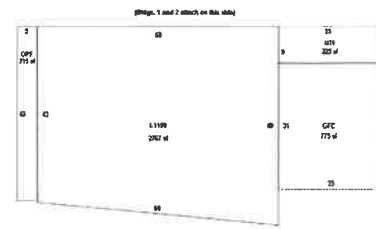
Building 2

## Appendages

Description	Area (ft²)
GARAGE FINISHED C.B.S.	675



Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2767
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$226,153
Assessed	\$90,461



Building 3

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	775
OPEN PORCH FINISHED	215
UTILITY FINISHED	225

Permits				
Permit #	Description	Value	CO Date	Permit Date
04173	REROOF	\$6,000		5/23/2013
09311	CHAIN-LINK & VINYL FENCE - ROGER'S CORVETTE - #101	\$1,500		8/11/2006
06266	DEMOLISH SHED, FENCE, SIGN, & INTERIOR WALLS - #101	\$1,000		5/26/2006
05270	4 FIXTURES 1 EX LIGHT WIRE REC	\$250		8/1/1997
02239	ALL LIFE STYLES STE 109	\$2,000		4/1/1996
01276	ALL LIFE STYLES STE 109 INTERI	\$500	3/5/1996	2/1/1996
06342	BODY SCRUB UNIT 205	\$3,000	3/27/1996	9/1/1995

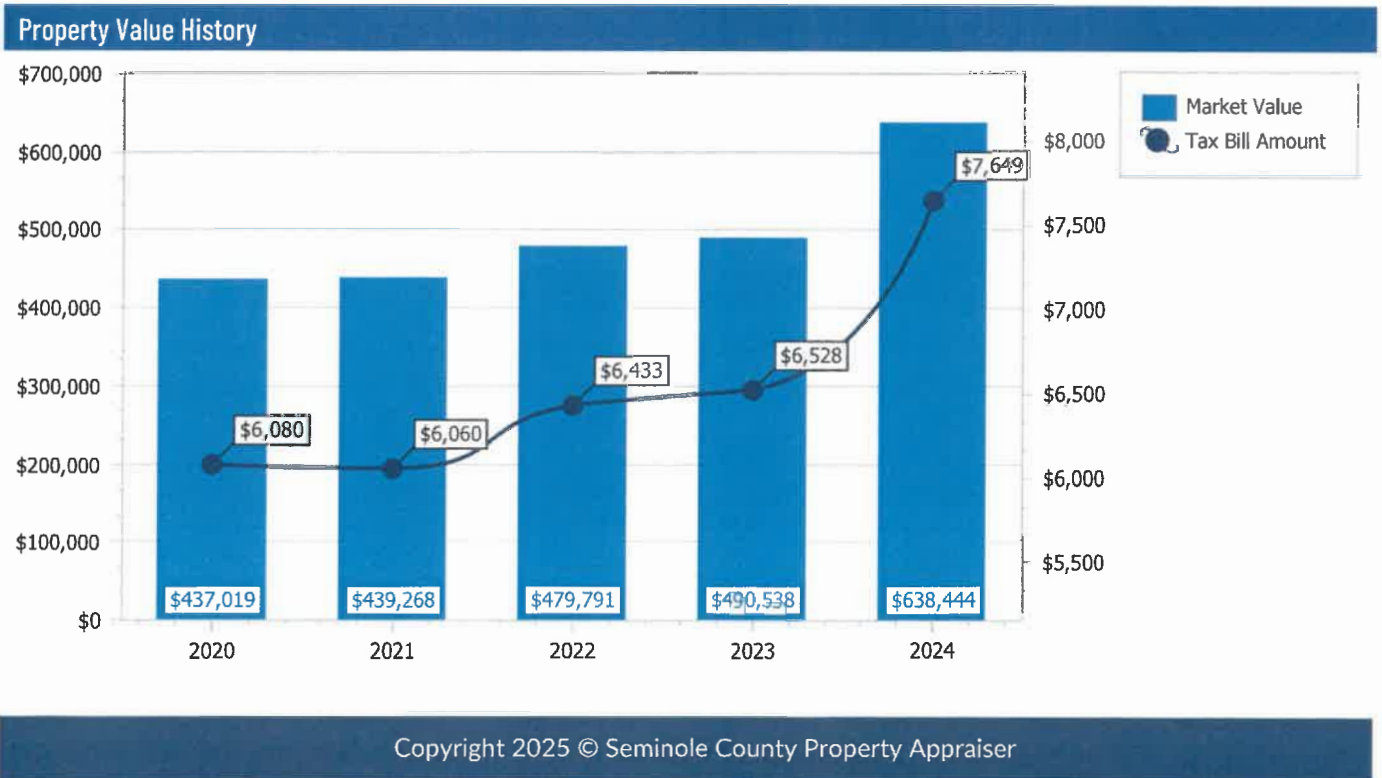
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	8571	\$23,142	\$9,257
WOOD UTILITY BLDG	1979	720	\$10,555	\$4,222
6' CHAIN LINK FENCE - LIN FT	2006	277	\$4,291	\$1,716

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
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 #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

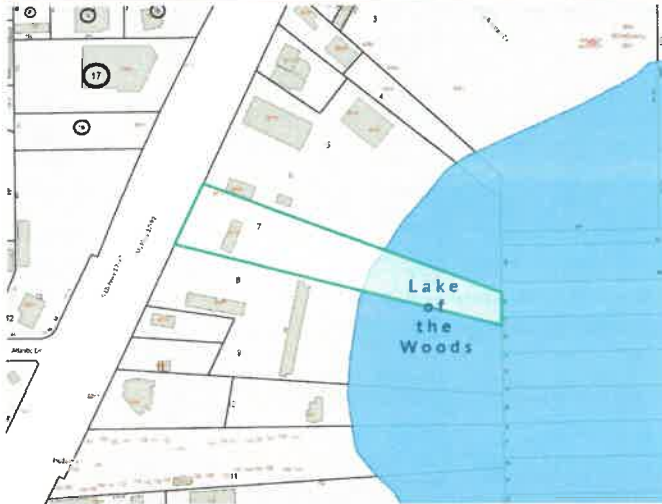


# Property Record Card



Parcel: **19-21-30-501-0000-0070**  
 Property Address: **8775 S US HWY 17-92 MAITLAND, FL 32751**  
 Owners: **ROGER JUDSKI LIVING TRUST**  
 2025 Market Value \$988,364 Assessed Value \$878,866 Taxable Value \$878,866  
 2024 Tax Bill \$11,038.00 Tax Savings with Non-Hx Cap \$727.69  
 Stores General-One Story property w/1st Building size of 1,758 SF and a lot size of 2.69 Acres

## Parcel Location



## Site View



19213050100000070 03/08/2025

## Parcel Information

Parcel	19-21-30-501-0000-0070
Property Address	8775 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
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

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$134,422	\$75,760
Depreciated Other Features	\$33,660	\$31,474
Land Value (Market)	\$820,282	\$783,499
Land Value Agriculture	\$0	\$0
Just/Market Value	\$988,364	\$890,733
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$109,498	\$91,764
P&G Adjustment	\$0	\$0
Assessed Value	\$878,866	\$798,969

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,765.69
Tax Bill Amount	\$11,038.00
Tax Savings with Exemptions	\$727.69

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

## Legal Description

LOT 7 (LESS RD)  
LAKE OF THE WOODS SUBD  
PB 7 PG 25

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$878,866	\$0	\$878,866
Schools	\$988,364	\$0	\$988,364
FIRE	\$878,866	\$0	\$878,866
ROAD DISTRICT	\$878,866	\$0	\$878,866
SJWM(Saint Johns Water Management)	\$878,866	\$0	\$878,866

## Sales

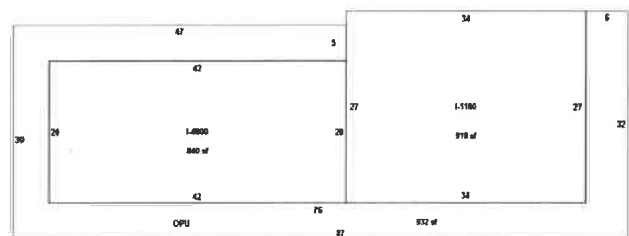
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	5/1/2015	\$100	08479/0180	Improved	No
WARRANTY DEED	6/1/2001	\$625,000	04107/0248	Improved	Yes

## Land

Units	Rate	Assessed	Market
73,567 SF	\$11.15/SF	\$820,272	\$820,272
1 Acres	\$10/Acre	\$10	\$10

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/1990
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1758
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$216,809
Assessed	\$134,422



Building 1

\* Year Built = Actual / Effective



## Appendages

Description	Area (ft²)
OPEN PORCH UNFINISHED	932

## Permits

Permit #	Description	Value	CO Date	Permit Date
06466	8775 S US HWY 17-92 : REROOF COMMERCIAL- [LAKE OF THE WOODS SUBD]	\$38,000		6/7/2022
07798	REROOF	\$2,200		7/16/2007
02698	FENCE/WALL	\$2,387		3/1/2002

## Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	11734	\$31,682	\$12,673
POLE LIGHT 1 ARM	2004	5	\$9,270	\$9,270
WALKS CONC COMM	1979	434	\$2,361	\$944
POLE LIGHT 2 ARM	2004	2	\$7,210	\$7,210
6' CHAIN LINK FENCE - LIN FT	2002	575	\$8,907	\$3,563

## 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

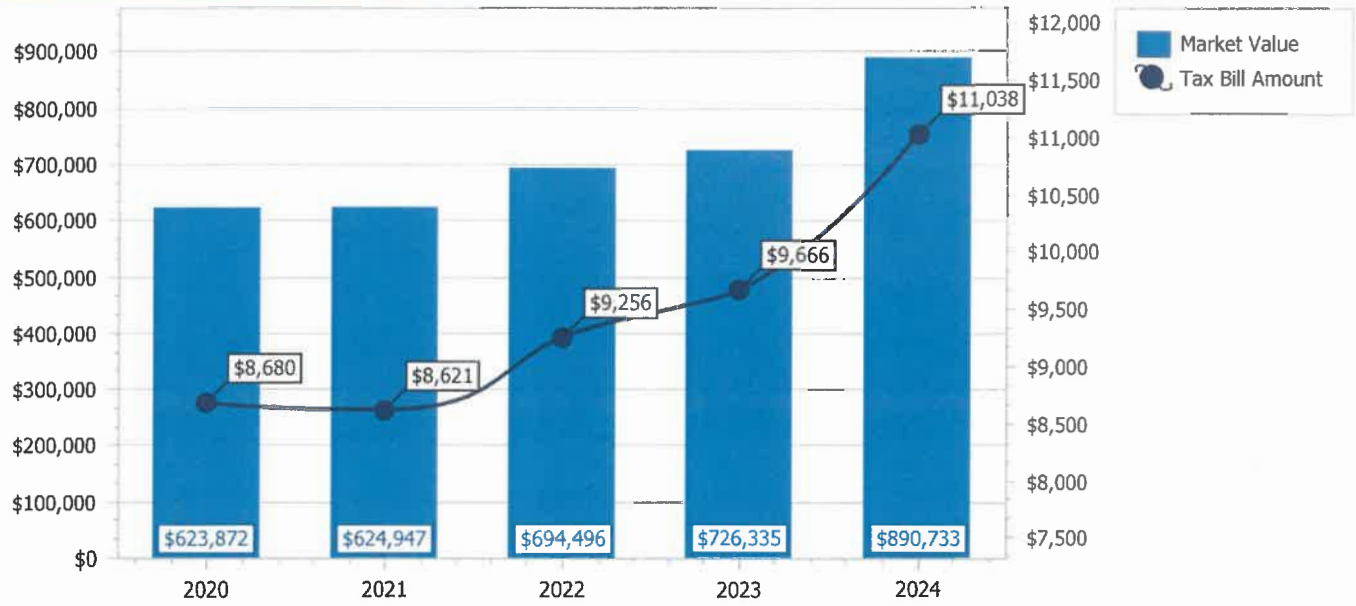
## Political Representation

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 #	Station: 22 Zone: 225
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



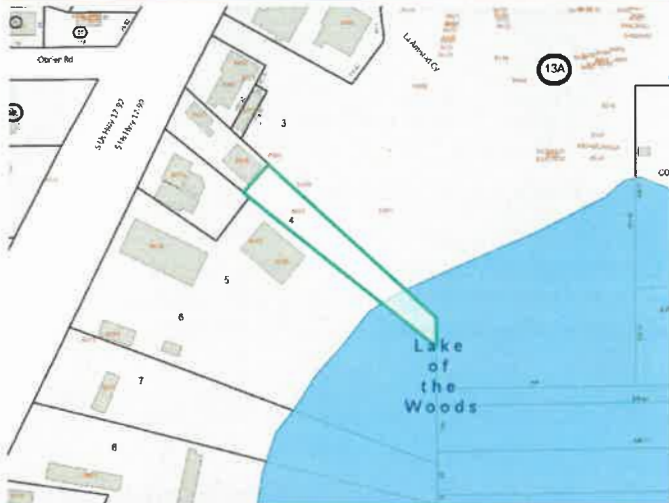
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# Property Record Card



Parcel: **19-21-30-501-0000-0040**  
 Property Address: **S US HWY 17-92 MAITLAND, FL 32751**  
 Owners: **ROGER JUDSKI LIVING TRUST**  
 2025 Market Value \$194,001 Assessed Value \$105,197 Taxable Value \$105,197  
 2024 Tax Bill \$1,263.23  
 Vac General-Commercial property has a lot size of 0.77 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	19-21-30-501-0000-0040
Property Address	S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$194,001	\$95,634
Land Value Agriculture	\$0	\$0
Just/Market Value	\$194,001	\$95,634
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$88,804	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$105,197	\$95,634

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,263.23
Tax Bill Amount	\$1,263.23
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type
ROGER JUDSKI LIVING TRUST

## Legal Description

NLY 1/2 OF LOT 4 (LESS BEG  
S 46 DEG 45 MIN E 77.28 FT  
FROM NW COR S 46 DEG 45  
MIN E 250.77 FT S 42 DEG  
51 MIN W 82.62 FT N 50 DEG  
14 MIN W 222.77 FT N 26  
DEG 46 MIN E 100.2 FT TO  
BEG)  
LAKE OF THE WOODS SUBD  
PB 7 PG 25

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$105,197	\$0	\$105,197
Schools	\$194,001	\$0	\$194,001
FIRE	\$105,197	\$0	\$105,197
ROAD DISTRICT	\$105,197	\$0	\$105,197
SJWM(Saint Johns Water Management)	\$105,197	\$0	\$105,197

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0183	Vacant	No
WARRANTY DEED	10/1/1998	\$75,000	03514/0299	Improved	Yes
QUIT CLAIM DEED	6/1/1996	\$100	03127/0075	Improved	No
WARRANTY DEED	1/1/1982	\$150,500	01376/0181	Improved	No
WARRANTY DEED	1/1/1977	\$77,000	01125/1878	Improved	Yes

## Land

Units	Rate	Assessed	Market
22,770 SF	\$10.65/SF	\$194,001	\$194,001



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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
07568	DEMO 4 BUILDINGS; PAD PER PERMIT 8565 HWY 17-92 S	\$0		9/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

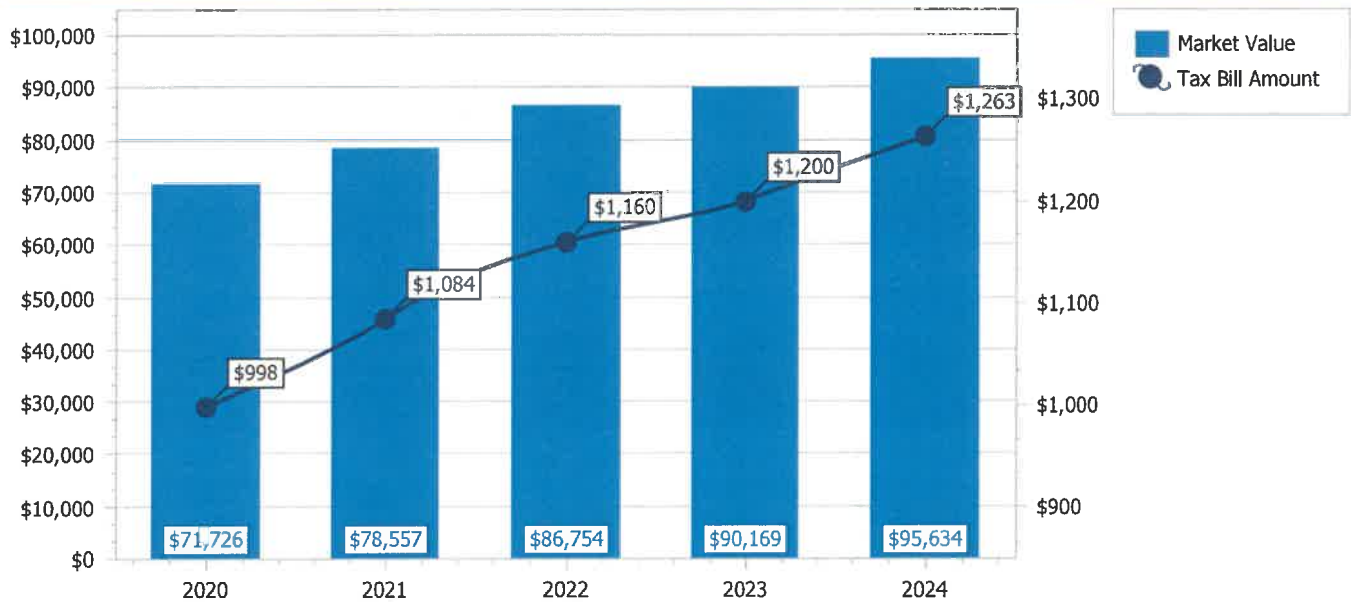
Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

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 #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>LAND ROVER ORLANDO - PRE-APPLICATION</b>	<b>PROJ #: 25-80000095</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/29/25	
RELATED NAMES:	EP LAUREN LEYRER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-77936	
PARCEL ID NO.:	19-21-30-501-0000-004A+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING DEALERSHIP ON 10 ACRES IN THE C-2 AND C-3 ZONING DISTRICTS LOCATED ON THE EAST SIDE OF S US HIGHWAY 17-92, SOUTHEAST OF OBRIEN ROAD	
NO OF ACRES	10	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	ON THE EAST SIDE OF S US HIGHWAY 17-92, SOUTHEAST OF OBRIEN ROAD	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JAKE DOHM LITHIA MOTORS 150 NORTH BARTLETT MEDORD OR 97501 JACOBDOHM@LITHIA.COM	LAUREN LAYRER WARE MALCOMB 3520 PIEDMONT RD NE ATLANTA GA 30305 (470) 426-8783 LLEYRER@WAREMALCOMB.COM	

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

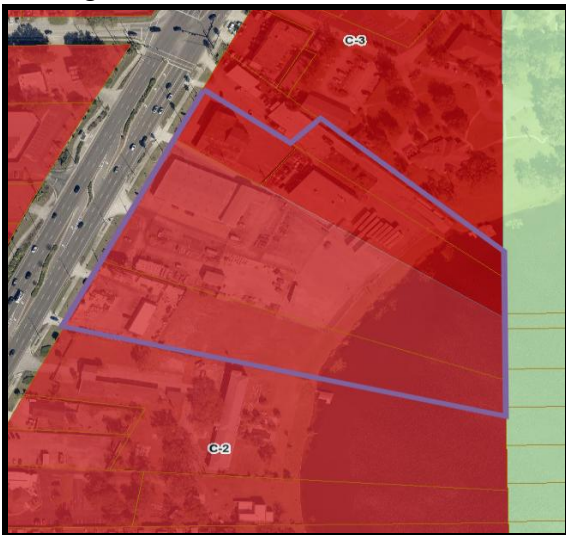
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

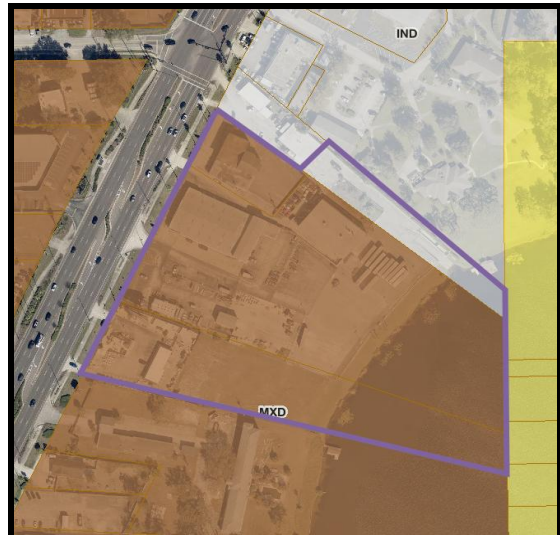
- The subject property has a Future Land Use of Mixed-Use Development with C-2 (General Commercial) and C-3 (Heavy Commercial and Very Light Industrial) zoning.
- To proceed with the proposed Auto Sales and Service Repair development, the Applicant must amend the Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial) zoning.
- Staff would support amending the current Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial).

## 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	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	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
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14. 4 (c) - 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, as determined by the Development Services Director.	Info Only
8.	Buffers and CPTED Annie Sillaway 9/8/25 3:03 PM	Library Comment A full buffer review will be done at time of rezone.	Info Only
9.	Building Division Review Coordinator Phil Kersey	9/2/25: Separate Building permits are required for each structure and element such as the main building, dumpster enclosures, signage, site lighting, stand-alone structure, etc...	Info Only
10.	Comprehensive Planning David German	Comprehensive Plan Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards	Info Only



		applicable to the property. However, new and/or additional development on a site must conform to this Policy. A minimum of two uses are required within a MXD development unless special circumstances apply, but no mandatory minimum percentage of each use shall be established.	
11.	Comprehensive Planning David German	Per MXD Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: 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 development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	Info Only
12.	Comprehensive Planning David German	Per MXD Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: (F)(5) that the use is being expanded more than 20 percent and will require a land use amendment.	Info Only
13.	Comprehensive Planning David German	Site is located in the Urban Centers and Corridors Overlay, please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay and see below: 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.	Info Only
14.	Comprehensive Planning David German	Future Land Use of MXD (Mixed Use) and a portion of the proposed site has Future Land Use of IND (Industrial). A Future Land Use amendment to consolidate to one designation is required. The proposed use is not consistent with the MXD Future Land Use and would require a Future Land Use Amendment.	Info Only
15.	Comprehensive Planning David German	Since portion of the site is IND Future Land Use, please see the following: Policy FLU 5.3.4 Industrial: The maximum intensity permitted in this designation is 0.65 floor area ratio. Uses A Light manufacturing industry; B Distribution and terminals; C Automobile repair shops; D Warehousing; E Wholesale greenhouses; F Lumberyards and machinery sales; G Paint and body shops; H Trade shops and schools; I Medical clinics; J Publishing plants; K Public buildings; L Stockyards; M Public elementary schools, public middle schools and public high schools; N Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports,	Info Only

		and airports; and O Adult entertainment establishments and sexually oriented businesses Special Provisions Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	
16.	Environmental Services James Van Alstine	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
17.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources Sarah Harttung	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 Sarah Harttung	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
21.	Natural Resources Sarah Harttung	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
22.	Natural Resources Sarah Harttung	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
23.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time	Info Only

		<p>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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
24.	Planning and Development Annie Sillaway	To proceed with the proposed Auto Sales and Service Repair development, the applicant must amend the Future Land Use designation from Mixed-Use Development to Industrial and a Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial and Very Light Industrial) zoning.	Info Only
25.	Planning and Development Annie Sillaway	<p>Straight Rezone Process:</p> <p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.</p> <p>Step 2 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p>	Info Only
26.	Planning and Development Annie Sillaway	A Small Scale Future Land Use Amendment & Rezone may take between 4 – 5 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners. A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
27.	Planning and Development Annie Sillaway	<p>All proposed Future Land Use Amendments shall address the Standards of Review Criteria – Category I, and staff shall evaluate the criteria submitted by the Applicant.</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p>	

		<p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p> <ol style="list-style-type: none"> <li>1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</li> <li>2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</li> <li>3. A range of attainable housing opportunities and choices, including affordable or workforce housing;</li> <li>4. Economic development (enabling higher paying jobs);</li> <li>5. Reduction in transportation impacts on area-wide roads;</li> <li>6. Mass transit and a variety of transportation choices; or</li> <li>7. Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</li> </ol>	
28.	Planning and Development Annie Sillaway	The subject site has an C-3 (Heavy Commercial and Very Light Industrial) zoning classification; the building setbacks for C-3 are as follows: Front Yard – Twenty-five (25) feet; Side Yard – Zero (0) feet; Rear Yard – Ten (10) feet.	Info Only
29.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-</a>	Info Only

		development/development-processes-requirements/index.shtml	
30.	Planning and Development Annie Sillaway	The subject site is within the Urban Centers and Corridor Overlay. Policy FLU 4.2.3 Urban Centers and Corridors Overlay A. Purpose. The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area, and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.	Info Only
31.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
32.	Planning and Development Annie Sillaway	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Info Only
33.	Planning and Development Annie Sillaway	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
34.	Planning and Development Annie Sillaway	The proposed site is within the "Urban Core", defined as the lands bounded by I4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land 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. 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.	Info Only
35.	Planning and Development Annie Sillaway	Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall	Info Only



		be twenty-five (25) percent of the gross site area.	
36.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
37.	Planning and Development Annie Sillaway	Sec. 30.14.15. – Screening (Dumpster) <a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</a>	Info Only
38.	Planning and Development Annie Sillaway	Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (a) 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. (b) 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
39.	Planning and Development Annie Sillaway	Off -street parking requirement for the proposed use would be: General Business/Retail/ Office - First 10,000 sq. ft. - 4 spaces/ 1,000 sq. ft. and Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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
42.	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
43.	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	Info Only

		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"	
44.	Public Works - Engineering Jim Potter	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
45.	Public Works - Engineering Jim Potter	The proposed project is located within the Howell Creek drainage basin.	Info Only
46.	Public Works - Engineering Jim Potter	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
47.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
48.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to Lake of the Woods which is impaired and has known downstream drainage issues. The proposed improvements, reduction of impervious and addition of drainage pond should be sufficient to help.	Info Only
49.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
50.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only

51.	Public Works - Engineering Jim Potter	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
52.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The 3 accesses proposed should be reduced to 2 accesses unless otherwise shown to be imperative.	Info Only
54.	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 Auto Dealership generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	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	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-7936 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>