



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 6, 2024

9:00 AM

Room 3024 and hybrid Teams

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

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

PRE- APPLICATIONS

9:00AM (IN PERSON) JONES AVE (345) - SPECIAL EXCEPTION

[2024-1444](#)

Project Number: 24-32000004

Project Description: Proposed Special Exception for an employee dwelling unit at an existing alcoholic beverage establishment on 0.52 acres in the C-1 Zoning District located on the southwest corner of Sanford Ave and Jones Ave

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

Parcel ID: 12-20-30-509-0000-037A

BCC District: 5-Herr

Applicant: William Ramirez (407) 666-4232

Consultant: Robert Harnouss (407) 701-4740

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

**9:20AM (IN PERSON) KIDS LANGUAGE ACADEMY ADDITION -
PRE-APPLICATION**[2024-1445](#)**Project Number:** 24-80000126**Project Description:** Proposed Site Plan to expand an existing pre-school facility on 0.85 acres in the A-1 Zoning District located on the east side of Tuskawilla Rd, north of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 36-21-30-300-002B-0000**BCC District:** 1-Dallari**Applicant:** Helen Rojas (407) 285-4741**Consultant:** Val Taylor (407) 592-6779**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) MOSHELL SUBDIVISION - PRE-APPLICATION**[2024-1357](#)**Project Number:** 24-80000117**Project Description:** Proposed Subdivision for 4 single family residential lots on 9.8 acres in the A-1 Zoning District located on the south side of E Chapman Rd, east of Alafaya Trl**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 27-21-31-300-0010-0000**BCC District:** 1-Dallari**Applicant:** Jack Moshell (407) 694-6763**Consultant:** Stephen Allen (407) 516-0437**Attachments:** [APPLICATION](#)
[SUBDIVISION](#)**10:00AM (TEAMS) LAKE MARY MIXED USE - SITE PLAN**[2024-1374](#)**Project Number:** 24-06000060**Project Description:** Proposed Site Plan for 179 apartment units with commercial and restaurant uses on 5.96 acres in the PD Zoning District located on the west side of International Pkwy at Allure Ln**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 31-19-30-514-0000-0030+**BCC District:** 5-Herr**Applicant:** Matthew Wildeman**Consultant:** Derek Ramsburg (407) 427-1642**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1444

Title:

9:00AM (IN PERSON) JONES AVE (345) - SPECIAL EXCEPTION

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BCC District: 5-Herr

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Consultant: Robert Harnouss (407) 701-4740



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

PROJ #: 24-3200004
 BS #: 2024-04
 MEETING: N/A

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	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>Private Residence</u>

PROPERTY

PARCEL ID #:	<u>12-20-30-509-0000-037A</u>		
ADDRESS:	<u>345 Jones Avenue, Sanford, FL 32773</u>		
TOTAL ACREAGE:	<u>.52</u>	CURRENT USE OF PROPERTY:	<u>SFR on Com</u>
WATER PROVIDER:	<u>City of Sanford</u>	SEWER PROVIDER:	<u>City of Sanford</u>
ZONING:	<u>C-1</u>	FUTURE LAND USE:	<u>COM</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

OWNER

NAME:	<u>William A. Ramirez</u>	COMPANY:	<u>Los Campos de America, LLC</u>		
ADDRESS:	<u>3640 Sanford Avenue</u>				
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>	ZIP:	<u>32773</u>
PHONE:	<u>407-666-4232</u>	EMAIL:	<u>LosCamposdeAmerica@aol.com</u>		

APPLICANT/CONSULTANT

NAME:	<u>Robert Harnouss</u>	COMPANY:			
ADDRESS:	<u>2012 Blossom Terrace</u>				
CITY:	<u>Orlando</u>	STATE:	<u>FL</u>	ZIP:	<u>32839</u>
PHONE:	<u>407-701-4740</u>	EMAIL:	<u>HARNOUSS@aim.com</u>		

William A Ramirez
 SIGNATURE OF OWNER/AUTHORIZED AGENT

8/12/24
 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, William A. Ramirez / Los Campos de America, LLC, the owner of record for the following described property [Parcel ID Number(s)] 12-20-30-509-0000-037A hereby designates Robert Harnouss to act as my authorized agent for the filing of the attached application(s) for:

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

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

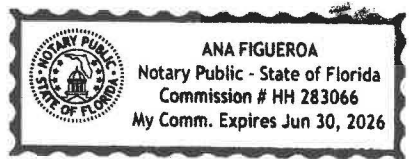
8/12/2024
 Date

William A Ramirez
 Property Owner's Signature

William A. Ramirez
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Ramirez (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 12 day of August, 2024.



Ana Figueroa
 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER
William A. Ramirez	6605 Gamble Drive, Orlando, FL 32818	407-666-4232

(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: Los Campos de America, LLC.

NAME	TITLE	ADDRESS	% OF INTEREST
William A. Ramirez	Owner	6605 Gamble Dr, Orlando, FL 32818	100

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

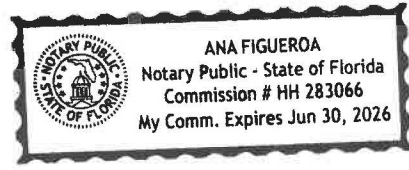
- 7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- 8. I affirm that the above representations are true and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

8/12/2024
Date

William A Ramirez
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE ^{at} Orange

Sworn to and subscribed before me by means of physical presence or online notarization, this 12 day of August, 2024, by William Ramirez, who is personally known to me, or has produced Florida Driver License as identification.

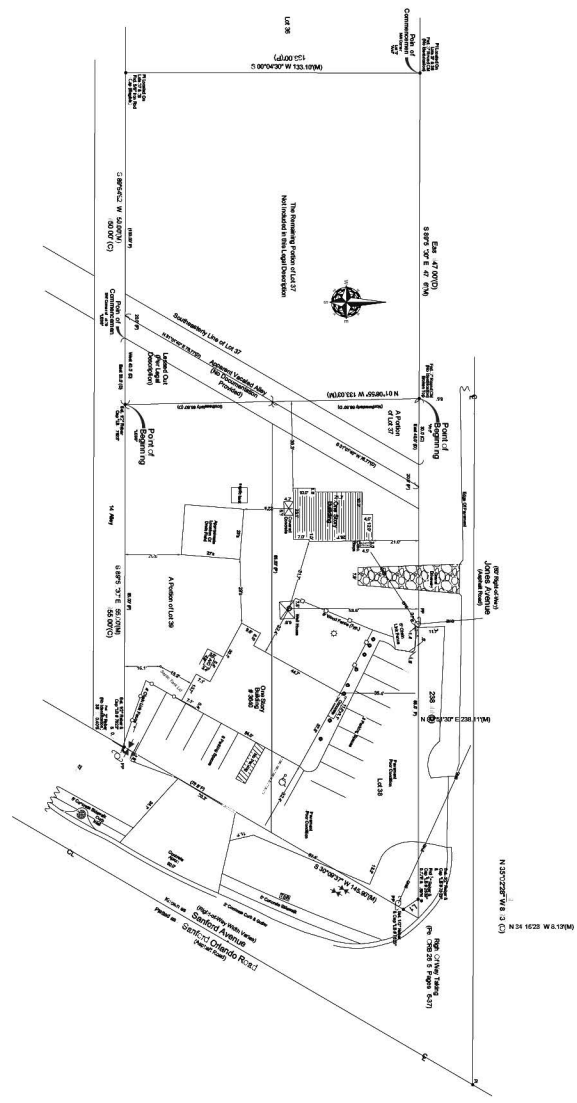


Ana Figueroa
Signature of Notary Public

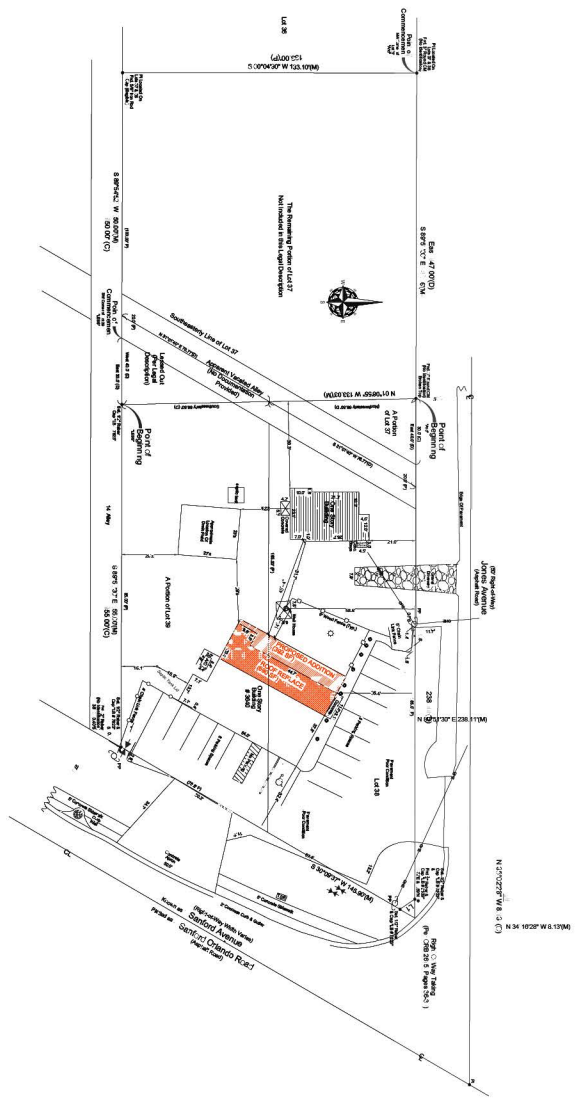
Ana Figueroa
Print, Type or Stamp Name of Notary Public

THIS IS NOT
A SURVEY

THIS IS NOT A SURVEY,
SITE PLAN BASED ON
OCCUPATION AND
MONUMENTATION.



1 EXISTING SITE PLAN
A1 SCALE 1/32" = 1'



2 PROPOSED SITE PLAN
A1 SCALE 1/32" = 1'

INTERIOR & EXTERIOR
ALTERATION
3640 SANFORD AVENUE,
SANFORD, FL 32773

OWNER:
LOS CAMPOS DE AMERICA LLC.

DATE	DESCRIPTION	APP

ALFONSO ZACOUR OTERO
REGISTERED ARCHITECT
AR91999
PH: (321)370-3184
Zacour0@hotmail.com

DRAWN: JUAN SANDOVAL
CHECK: ALFONSO ZACOUR
DATE: 07-31-2024
CAD :
SHEET

A1

Property Record Card



Parcel: **12-20-30-509-0000-037A**
 Property Address: **3640 SANFORD AVE SANFORD, FL 32773**
 Owners: **LOS CAMPOS DE AMERICA LLC**
 2024 Market Value \$421,375 Assessed Value \$421,375
 2023 Tax Bill \$3,825.51 Tax Savings with Non-Hx Cap \$1,551.83
 Night Club property w/1st Building size of 2,214 SF and a lot size of 0.52 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-20-30-509-0000-037A
Property Address	3640 SANFORD AVE SANFORD, FL 32773
Mailing Address	6605 GAMBLE DR ORLANDO, FL 32818-4007
Subdivision	SOUTH SANFORD HEIGHTS ADD
Tax District	01:County Tax District
DOR Use Code	33:Night Club
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$200,293	\$184,425
Depreciated Other Features	\$8,666	\$7,227
Land Value (Market)	\$212,416	\$212,416
Land Value Agriculture	\$0	\$0
Market Value	\$421,375	\$404,068
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$195,691
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$421,375	\$208,377

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,377.34
Tax Bill Amount	\$3,825.51
Tax Savings with Exemptions	\$1,551.83

Owner(s)

Name - Ownership Type
 LOS CAMPOS DE AMERICA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 37 DESC AS BEG 147 FT E OF NW
COR OF LOT 37 RUN E 40 FT S 31 DEG 1 MIN 40
SEC W 76.77 FT NWLY 66.5 FT TO BEG & LOTS
38 & 39 (LESS BEG 30 FT E OF SW COR LOT 39
RUN W 40 FT N 31 DEG 1 MIN 40 SEC E 76.77
FT SELY 66.5 FT TO BEG & RD) & THAT PT OF
VACD ST ADJ ON W OF LOTS 38 & 39 SOUTH
SANFORD HEIGHTS ADD PB 2 PGS 118 & 119

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$421,375	\$0	\$421,375
Schools	\$421,375	\$0	\$421,375
FIRE	\$421,375	\$0	\$421,375
ROAD DISTRICT	\$421,375	\$0	\$421,375
SJWM(Saint Johns Water Management)	\$421,375	\$0	\$421,375

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/21/2023	\$500,000	10426/0594	Improved	Yes
WARRANTY DEED	4/1/2005	\$300,000	05690/1616	Improved	No

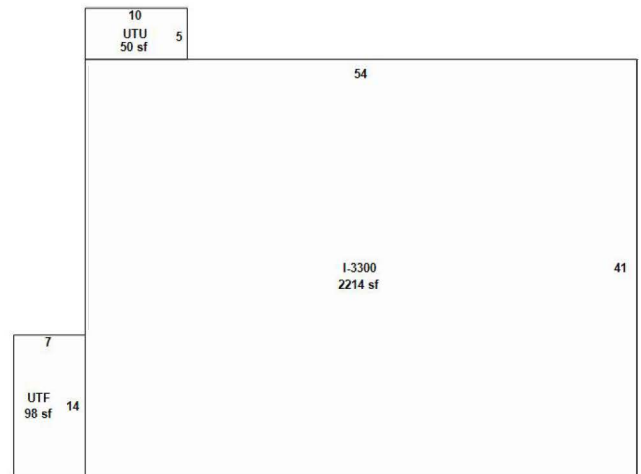
Land

Units	Rate	Assessed	Market
22,694 SF	\$9.36/SF	\$212,416	\$212,416

Building Information

#	2
Use	SINGLE FAMILY
Year Built*	1948/1970
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	653
Total Area (ft ²)	773
Constuction	SIDING GRADE 2
Replacement Cost	\$56,585
Assessed	\$24,897

* Year Built = Actual / Effective



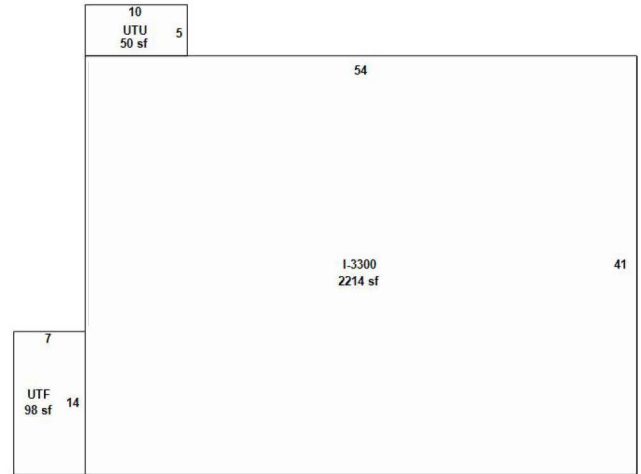
Building 2

Appendages

Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	96
OPEN PORCH UNFINISHED	24

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2214
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$223,435
Assessed	\$175,396



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
UTILITY FINISHED	98
UTILITY UNFINISHED	50

Permits

Permit #	Description	Value	CO Date	Permit Date
11784	3640 SANFORD AVE: FENCE/WALL COMMERCIAL-COMMERCIAL BAR WOOD FENCE INSTALL [SOUTH SANFORD HEIGHTS ADD]	\$5,500		9/11/2023
11175	345 JONES AVE: REROOF COMMERCIAL-Single Family home [SOUTH SANFORD HEIGHTS ADD]	\$7,200		7/28/2023
09895	3640 SANFORD AVE: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Bar/ nightclub rear wall [SOUTH SANFORD HEIGHTS ADD]	\$5,000		7/21/2023
09167	345 JONES AVE: REROOF COMMERCIAL-DWELLING [SOUTH SANFORD HEIGHTS ADD]	\$6,000		6/13/2023
00651	REROOF	\$14,500		1/21/2016
02375	COMMERCIAL MECHANICAL	\$4,650		3/29/2010

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2005	6189	\$15,163	\$8,340
6' CHAIN LINK FENCE	2004	20	\$234	\$94
WOOD UTILITY BLDG	2004	56	\$580	\$232

Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 3
Middle	Millennium
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 17

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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8/12/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:14:58
 PROJ # 24-32000004 RECEIPT # 0228064
 OWNER: DRAYER, KEVIN
 JOB ADDRESS: 345 JONES AVE LOT #: 037A

SPECIAL EXCEPTIONS	1350.00	1350.00	.00
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TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001060	
CASH/CHECK AMOUNTS...:	1350.00	
COLLECTED FROM:	LOS CAMPOS DE AMERICA LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, November 1, 2024, in order to place you on the Wednesday, November 6, 2024 meeting agenda.

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

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

PROJECT NAME:	JONES AVE (345) - SPECIAL EXCEPTION	PROJ #: 24-3200004
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	8/12/24	
RELATED NAMES:	BS2024-04	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	12-20-30-509-0000-037A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EMPLOYEE DWELLING UNIT AT AN EXISTING ALCOHOLIC BEVERAGE ESTABLISHMENT ON 0.52 ACRES IN THE C-1 ZONING DISTRICT	
BCC DISTRICT	5-HERR	
CURRENT ZONING	C-1	
LOCATION	SOUTHWEST CORNER OF SANFORD AVE AND JONES AVE	
APPLICANT:	CONSULTANT:	
WILLIAM RAMIREZ LOS CAMPOS DE AMERICA 3640 SANFORD AVENUE SANFORD FL 32773 (407) 666-4232 LOSCAMPOSDEAMERICA@AOL.COM	ROBERT HARNOUSS 2012 BLOSSOM TERRACE ORLANDO FL 32839 (407) 701-4740 HARNOUSS@AIM.COM	

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Building Division Jay Hamm 10/7/24 8:34 AM	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
2	Building Division Jay Hamm 10/7/24 8:34 AM	Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the roof covering on the entire existing roof system or roof section is replaced or recovered to conform to the requirements of this code. FBC Existing Building 706	Info Only
3	Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:11 AM	Separate building permit for any modification shall be applied for through the Seminole County Building Department.	Info Only
4	Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:11 AM	All existing fire safety features shall remain in place.	Info Only
5	Public Safety - Fire Marshal Matthew Maywald 10/8/24 10:12 AM	If proposed use of the home is for SFR only and not for business, it shall remain as is. If any modifications or change of use to the structure is proposed, a change of use permit shall be applied for.	Info Only
6	Public Works - Engineering Jim Potter 10/22/24 8:36 PM	Traffic and drainage do not have a specific issue with the proposed special exception to allow the residence on a commercial property. However, the plan shows additions to the commercial area. Any improvement to the site will require the site to be brought into compliance with drainage, parking, ADA and access standards. The site does not currently meet any of these items. Please remove any improvements to the site from the plan.	Unresolved

7	Planning and Development Hilary Padin 10/25/24 9:26 AM	The site plan provided shows an addition to the bar structure on the property. If there will be an addition to the bar, you will need to apply for another special exception to expand the bar. Please remove it off of the site plan for the single-family dwelling as it will not be considered as part of this special exception request.	Unresolved
8	Planning and Development Hilary Padin 10/25/24 9:30 AM	Upon satisfactorily meeting all of staff's comments, you are required to hold a community meeting before this will be scheduled to go to the first public hearing, the Planning and Zoning Commission (P&Z). Please see the following Community Meetings link for the requirements that you must meet: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urIt/Community-Meeting-Procedure.pdf Please see the following Public Notification Procedures link for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urIt/Public-Notice-Amendment-Procedures.pdf	Unresolved
9	Planning and Development Hilary Padin 10/25/24 10:08 AM	Please be advised that pursuant to Section 30.6.2.3 of the Seminole County Land Development Code, the living quarters is only to be occupied by the owner, operator of the business or an employee. It is not to be utilized as rental property.	Info Only
10	Planning and Development Hilary Padin 10/31/24 8:48 AM	On behalf of the City of Sanford: If the facility will discharge to City sewers and if there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite including employee handwashing at a designated handwashing sink, an appropriately sized oil water separator(s) will be required. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.	Info Only
11	Planning and Development Hilary Padin 10/31/24 9:00 AM	On behalf of the City of Sanford: If the facility will discharge to City of Sanford sewers and if there will be any type of cooking/beverage prep and/or catering onsite, an appropriately sized grease interceptor/trap will be required. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.	Info Only

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/31/24	<i>NONE</i>	P&D & PW-ENGINEERING

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1445

Title:

9:20AM (IN PERSON) KIDS LANGUAGE ACADEMY ADDITION - PRE-APPLICATION

Project Number: 24-80000126

Project Description: Proposed Site Plan to expand an existing pre-school facility on 0.85 acres in the A-1 Zoning District located on the east side of Tuskawilla Rd, north of SR 426

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

Parcel ID: 36-21-30-300-002B-0000

BCC District: 1-Dallari

Applicant: Helen Rojas (407) 285-4741

Consultant: Val Taylor (407) 592-6779



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

PROJ. #: 24-80000126
Received: 10/14/24
Paid: 10/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Kids Language Academy Addition	
PARCEL ID #(S): 36-21-30-300-002B-0000	
TOTAL ACREAGE: 0.85 acres	BCC DISTRICT: District 1
ZONING: A-1, Agricultural	FUTURE LAND USE: LDR, Low Density Residential

APPLICANT

NAME: Helen Rojas, Owner	COMPANY: Kids Language Academy Pre-School LLC	
ADDRESS: 2751 Tuskawilla Road		
CITY: Oveido	STATE: Florida	ZIP: 32765
PHONE: 407-285-4741	EMAIL: kids.languageacademy@gmail.com	

CONSULTANT

NAME: Val P. Taylor, P.E.	COMPANY: Taylor Engineering and Design LLC	
ADDRESS: 183 Savannah Park Loop		
CITY: Casselberry	STATE: Florida	ZIP: 32707
PHONE: 407-592-6779	EMAIL: val@taylorcivil.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Addition of a single story building to an existing pre-school facility.</u>				
<u>Project will also require water/sewer services, additional parking area, and a dry stormwater retention pond.</u>				

STAFF USE ONLY

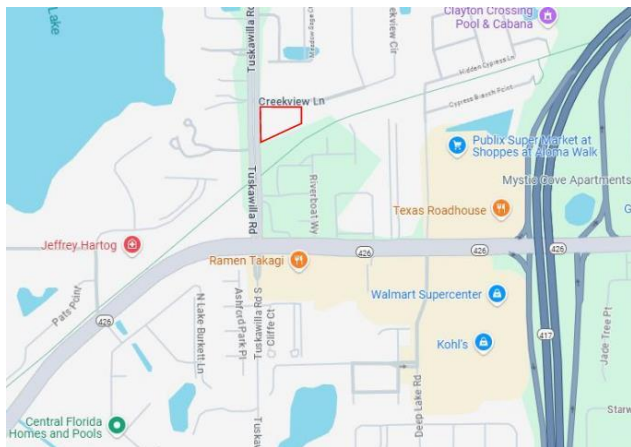
COMMENTS DUE: 10/25	COM DOC DUE: 10/31	DRC MEETING: 11/6
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the east side of Tuskawilla Rd, north of SR 426
W/S: Seminole County	BCC: 1: Dallari	

October 3, 2024

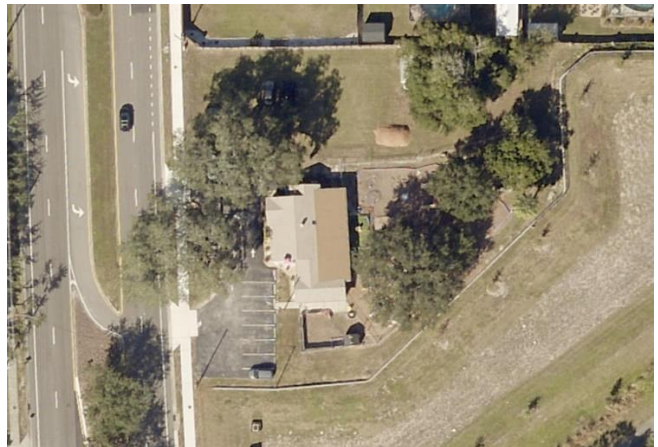
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Project Name: Kids Language Academy Building Addition

The purpose of this letter is to present a proposed building addition to the existing daycare/preschool facility located at 2751 Tuskawilla Boulevard. The site is located just northeast of the Tuskawilla Boulevard/Aloma Avenue intersection in Oveido, Florida. It is bordered by single family residential neighborhoods located to the north and west, and a dry retention pond to the south and east serving the Towns of Tuscaloma Commons townhome complex. The existing site consists of a single one-story structure as shown below. The site is being used as a daycare/pre-school learning facility for young children.



Location Map

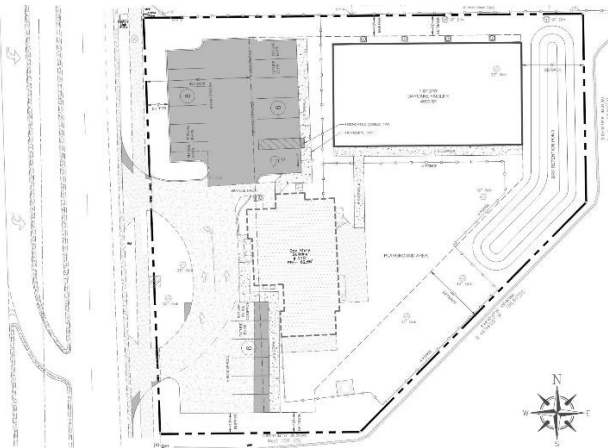


Aerial

It is proposed that an additional single-story structure is added to the site. The additional building will be used for classrooms. All administration will be located in the existing building. To support the proposed classrooms, additional parking and a retention pond will be required. As shown below, there is sufficient area to accommodate both of these requirements.



Existing Site



Proposed Site Plan


The first item to be addressed for the proposed addition will require the existing parking lot to be expanded from 10 spaces to 18 spaces. This is accomplished with the addition of a parking area to the north of the property and redesign of the existing southern parking area to the south. To accommodate the additional parking area, a sidewalk has been added from the parking areas to the main entrance at the existing structure.

For those who prefer bicycles to travel to the site, a bicycle rack has been included in the design. The Kids Language Academy Preschool administration has related that all staff will be able to use areas within the classrooms to store their bicycles for 'long term' storage, as required by Seminole County.

The second item to be addressed with the proposed additions is the stormwater system which would be required. A dry retention pond has been added to the site as required by Seminole County and SJRWMD requirements. As it appears that the site has no apparent existing discharge, all runoff will be held on-site and dissipated via natural percolation, thus removing any potential negative impacts to the neighboring properties, including the Tuskawilla Boulevard right of way.

The third item to be addressed are the additional utilities required. It is anticipated that the existing utility demands will not be impacted resulting in any major, or minor, upgrades to the existing system.

Please feel free to offer any suggestions or comments concerning this proposed project.



Val P. Taylor, P.E.
Senior Project Manager



2686 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-301-009E-0000
 CHIORANDO, JOHN,
 CHIORANDO, CLAUDIA
 2686 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 0130-SINGLE FAM WATERFRONT
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

2700 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-300-0090-0000
 WHERRELL, CHRIS,
 WHERRELL, JENNIFER
 2700 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

2760 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 PARCEL 36-21-30-301-009B-0000
 CHIORANDO, JOHN,
 CHIORANDO, CLAUDIA
 2760 TUSKAWILLA ROAD
 OVIEDO, FL 32765
 0130-SINGLE FAM WATERFRONT
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

4601 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0230
 HINDUJA, PRIYA K
 4601 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

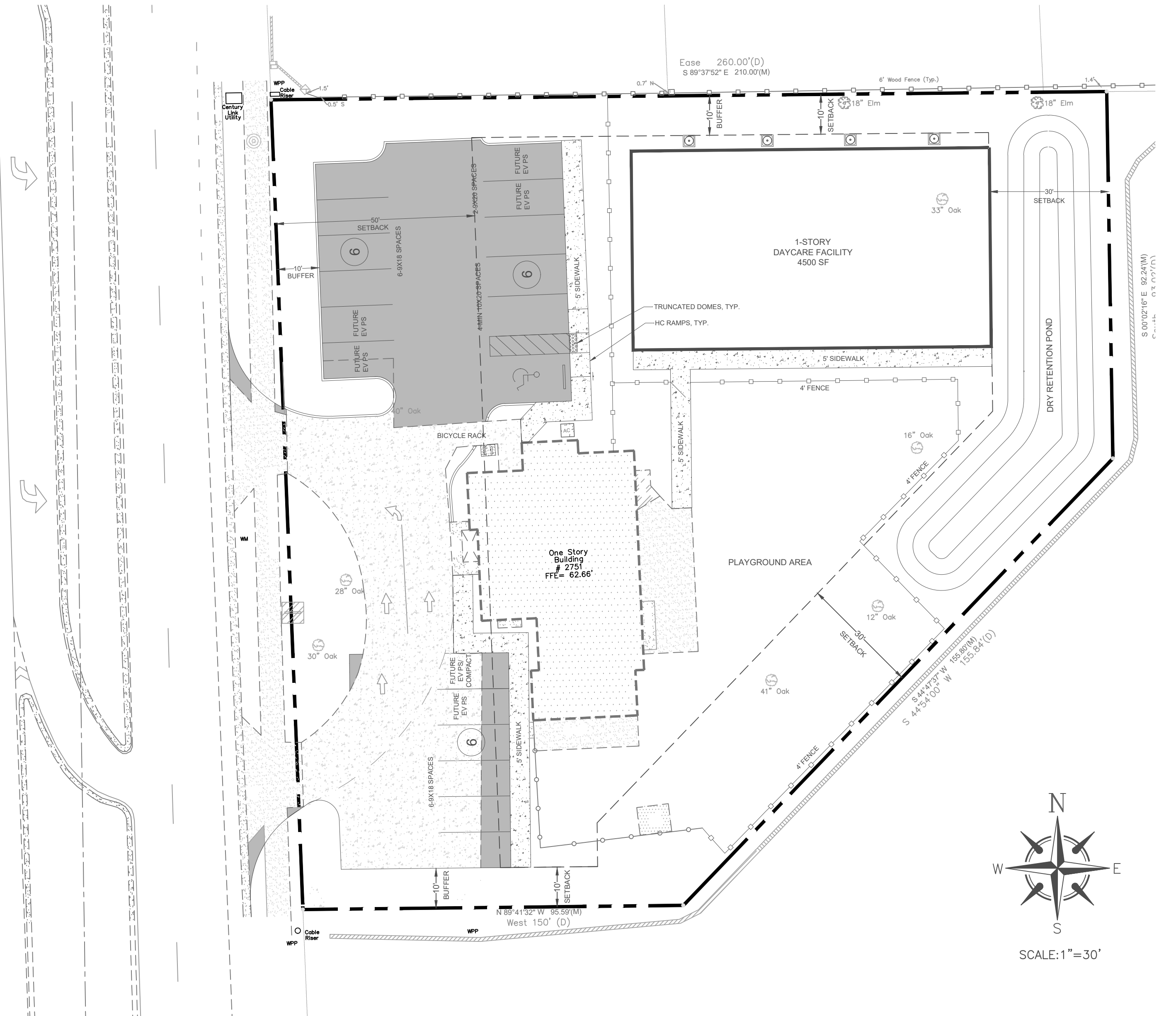
4613 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0240
 HERNANDEZ, VICTOR X,
 VILLANUEVA, MANUEL
 4613 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

4625 CREEKVIEW LN
 OVIEDO, FL 32765
 PARCEL 36-21-30-506-0000-0250
 ROWLEY, DEBORAH A
 4625 CREEKVIEW LN
 OVIEDO, FL 32765
 01-SINGLE FAM
 ZONING R-1AA
 LAND USE: SINGLE FAMILY RES

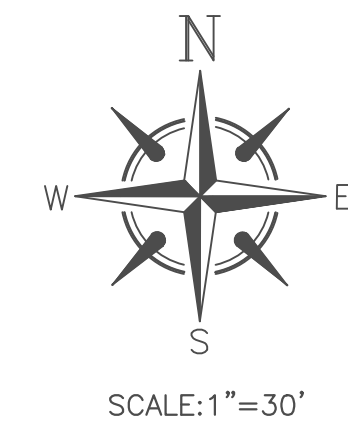
PARCEL 33-22-30-300-002B-0000
 KIDS LANGUAGE ACADEMY
 PRE-SCHOOL LLC
 2751 TUSKAWILLA RD
 OVIEDO, FL 32765
 7201-DAY CARE/PRE SCHOOL
 ZONING A-1
 LAND USE: DAY CARE/PRE SCHOOL

PARCEL 33-22-30-520-OP10-0000
 TOWNS AT TUSKAWILLA COMMONS
 HOA INC.
 400 INTERNATIONAL PARKWAY
 SUITE 470
 LAKE MARY, FL 32746
 09-RESIDENTIAL COMMON
 ELEMENTS/AREAS
 ZONING PD

OVERALL SITE INFORMATION



SITE PLAN



TRAFFIC VOLUME

(REF: ITE TRIP GENERATION MANUAL, 11TH EDITION)

LAND USE: DAYCARE CENTER
 ITE CODE: 565
 NO. EMPLOYEES: 18
 PEAK RATES: 28.13/UNIT
 4.91 TRIPS/HR AM
 4.79 TRIPS/HR PM

WEEKDAY PEAK AM HOUR: 88 TRIPS
 DISTRIBUTION: 47% ENTERING,
 42% EXIT

WEEKDAY PEAK PM TRIPS: 86 TRIPS
 DISTRIBUTION: 41% ENTERING,
 46% EXIT

WEEKDAY TOTAL TRIPS: 506 TRIPS

UTILITIES

WATER SUPPLY: SEMINOLE COUNTY
 SEWER SERVICE: SEMINOLE COUNTY
 POWER: DUKE ENERGY
 STORMWATER: SEMINOLE COUNTY/SJRWMD

PROJECT CONSTRUCTION OVERVIEW

- ALL EXISTING STRUCTURES WILL REMAIN.
- PROPOSING ONE - SINGLE STORY BUILDING
- PROVIDE ADDITIONAL PAVED PARKING AREA
- EXISTING DRIVE, ENTRANCE, AND EXIT TO REMAIN
- RESTRIPE EXISTING PARKING AREA
- PROVIDE DRY DETENTION POND
- PROVIDE SIGNAGE AND STRIPING
- EXTEND EXISTING WATER AND SEWER SERVICES TO SERVICE PROPOSED BUILDING
- TOTAL LOT SIZE: 0.83 ACRES
- BUILDING USE: DAYCARE/PRE SCHOOL
- MUNICIPALITY: SEMINOLE COUNTY
- CURRENT PROPERTY USE: 7201 DAYCARE/PRESCHOOL

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE (FIRM) PANEL NUMBERS 12117C0260F, DATED 9/28/07, FOR SEMINOLE CO., THE PROPERTY LIES IN ZONE "X", WHICH IS OUTSIDE OF THE 100-YR FLOOD PLAIN.

SOLID WASTE

SOLID WASTE SHALL BE CURB PICKUP.

AREAS - EXISTING CONDITONS

TOTAL AREA:	36,165 SF (0.830 AC)	100%
EX. BUILDING AREA:	2351 SF (0.054 AC)	6%
EX. ASPHALT AREA:	4801 SF (0.115 AC)	14%
EX. SIDEWALK AREA:	100 SF (0.002 AC)	0%
EX. CONCRETE PAD AREAS:	731 SF (0.017 AC)	3%
EX. GREEN/OPEN AREA:	27992 SF (0.642 AC)	77%
TOTAL IMPERVIOUS:	8173 SF (0.188 AC)	23%
TOTAL PERVIOUS:		77%

AREAS - PROPOSED CONDITIONS

TOTAL AREA:	36,165 SF (0.830 AC)	100%
EX. BUILDING AREA:	2351 SF (0.054 AC)	5%
PROP. BUILDING AREA:	4500 SF (0.103 AC)	12%
ASPHALT AREA:	7861 SF (0.180 AC)	21%
SIDEWALK AREAS:	2401 SF (0.055 AC)	6%
CONCRETE PAD AREAS:	731 SF (0.017 AC)	2%
PROP. DRY POND AREA:	20522 SF (0.471 AC)	7%
GREEN/OPEN AREA:	2678 SF (0.061 AC)	57%
TOTAL IMPERVIOUS:	12965 SF (0.297 AC)	36%
TOTAL PERVIOUS:	23200 SF (0.533 AC)	64%

PARKING REQUIREMENTS

DAYCARE SPACES REQ:	1/EMPLOYEE
NUMBER EMPLOYEES:	18
PARKING SPACES REQ:	18 SPACES
HC SPACES REQUIRED:	1 SPACE
HC SPACES PROVIDED:	1 SPACE
10X20 SPACES REQUIRED (20%):	4 SPACES
10X20 SPACES PROVIDED:	
9X18 SPACES REQUIRED (80%):	14 SPACES
9X18 SPACES PROVIDED:	
FUTURE EV SPACES REQUIRED (10%):	2 SPACES
FUTURE EV SPACES PROVIDED:	2 SPACES

BICYCLE PARKING REQ.

BICYCLE SPACES REQ (MED):	1/5 CLASSROOMS
NUMBER OF CLASSROOMS:	8
BICYCLE SPACES REQ:	2
BICYCLE SPACES PROV:	2

STAFF BICYCLES SHALL BE ALLOWED TO BE STORED IN MAIN ADMINISTRATION BUILDING TO SATISFY 'LONG TERM PARKING' REQUIREMENTS.

SITE INFORMATION

ZONING:	A-1
LAND USE:	7201 DAYCARE/ PRESCHOOL
FUTURE LAND USE:	LDR
FAR REQ:	
FAR PROVIDED:	
MIN. LOT AREA:	43560 SF
LOT SIZE:	36165 SF
MIN. LOT WIDTH:	150 LF
PROVIDED LOT WIDTH:	203.7 LF
SETBACKS:	
FRONT (WEST):	50 FT
SIDE (NORTH):	10 FT
SIDE (SOUTH):	10 FT
REAR (EAST/SE):	30 FT
MAX BLDG HEIGHT:	35 FT
BLDG HEIGHT:	14 FT
SIDE (WEST):	10 FT
REAR (EAST):	10 FT
ZONING:	
REAR:	10 FT

<p>This item has been electronically signed and sealed by Val P. Taylor, PE on the date adjacent to the seal using a SHA authentication code.</p> <p>Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.</p>													
<p>taylor engineering & design</p> <p>PHONE (407) 992-6779 WWW.TAYLORENGINEERING.COM 183 SAVANNAH PARK LOOP CASSELBERRY, FL 32909</p>													
<p>NAVDOCS</p>													
<p>SHEET</p>													
<p>5 OF 10</p>													
<table border="1"> <tr> <th>PROJECT NUMBER:</th> <th>DATE:</th> <th>NO.</th> <th>DATE:</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	PROJECT NUMBER:	DATE:	NO.	DATE:					<table border="1"> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td></td> <td></td> </tr> </table>	REVISIONS	DATE		
PROJECT NUMBER:	DATE:	NO.	DATE:										
REVISIONS	DATE												
<p>BY</p>													

Property Record CardA



Parcel: **36-21-30-300-002B-0000**
 Property Address: **2751 TUSKAWILLA RD OVIEDO, FL 32765**
 Owners: **KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC**
 2025 Market Value \$368,361 Assessed Value \$368,361
 2024 Tax Bill \$4,690.07 Tax Savings with Non-Hx Cap \$106.21
 Day Care/Pre School property w/1st Building size of 2,046 SF and a lot size of 0.85 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	36-21-30-300-002B-0000
Property Address	
Mailing Address	2751 TUSKAWILLA RD OVIEDO, FL 32765-8508
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$199,593	\$194,903
Depreciated Other Features	\$14,048	\$13,484
Land Value (Market)	\$154,720	\$154,720
Land Value Agriculture	\$0	\$0
Just/Market Value	\$368,361	\$363,107
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$13,393
P&G Adjustment	\$0	\$0
Assessed Value	\$368,361	\$349,714

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,796.28
Tax Bill Amount	\$4,690.07
Tax Savings with Exemptions	\$106.21

Owner(s)A

Name - Ownership Type
 KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 36 TWP 21S RGE 30E BEG 300 FT S OF NW
COR OF SE 1/4 OF NE 1/4 RUN E 260 FT S 93.02
FT S 44 DEG 54 MIN W 155.84 FT W 150 FT N
203.40 FT TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$368,361	\$0	\$368,361
Schools	\$368,361	\$0	\$368,361
FIRE	\$368,361	\$0	\$368,361
ROAD DISTRICT	\$368,361	\$0	\$368,361
SJWM(Saint Johns Water Management)	\$368,361	\$0	\$368,361

SalesA

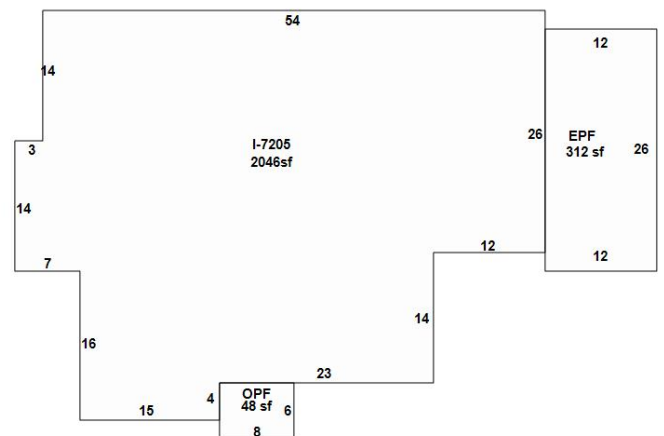
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2018	\$300,000	09113/1358	Improved	No
WARRANTY DEED	9/1/1984	\$100	01581/1258	Vacant	No
WARRANTY DEED	8/1/1984	\$95,000	01575/0886	Improved	Yes

LandA

Units	Rate	Assessed	Market
36,926 SF	\$4.19/SF	\$154,720	\$154,720

Building InformationA

#	1
Use	COMM/RES
Year Built*	1951/1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2046
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$262,623
Assessed	\$199,593



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
ENCLOSED PORCH FINISHED	312
OPEN PORCH FINISHED	48

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11495	2751 TUSKAWILLA RD: REROOF COMMERCIAL-	\$29,288		6/24/2021
04767	2751 TUSKAWILLA RD: ELECTRICAL - COMMERCIAL-	\$1,000		3/30/2021
06150	REPLACE LIGHTING DAMAGED FROM FIRE ALARM CONTROL PANEL - THINK & PLAY CHILD CARE	\$800		7/29/2009
00298	INTERIOR ALTERATION - THINK'N'PLAY	\$1,800		1/14/2009
16186	EXTERIOR STUCCO ON ENTIRE STRUCTURE	\$4,500		8/29/2005

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
4' CHAIN LINK FENCE	1986	270	\$2,903	\$1,161
COMMERCIAL ASPHALT DR 2 IN	2015	5600	\$14,280	\$11,067
6' CHAIN LINK FENCE	1986	100	\$1,549	\$620

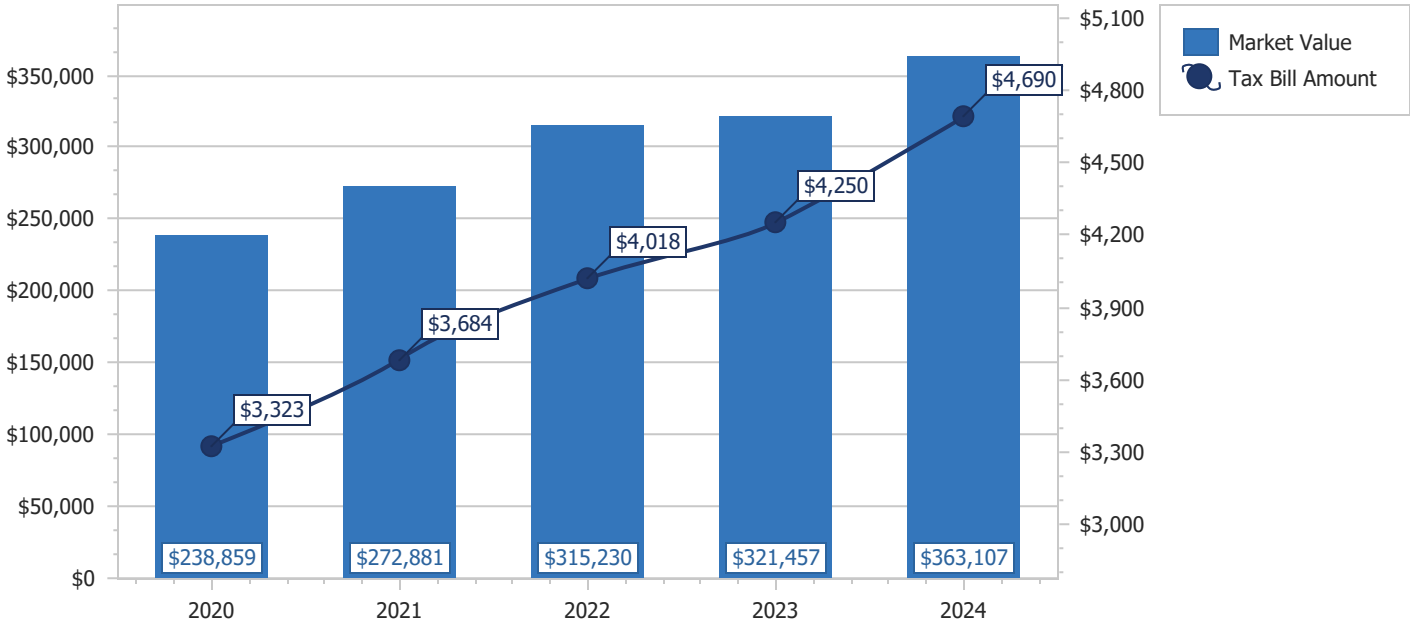
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 10/14/2024 1:57:53 PM
Project: 24-80000126
Credit Card Number: 44*****4833
Authorization Number: 014526
Transaction Number: 141024039-19F475F6-C4EC-4555-9240-EAD001D8CB32
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	KIDS LANGUAGE ACADEMY ADDITION - PRE-APPLICATION	PROJ #: 24-80000126
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/14/24	
RELATED NAMES:	EP VAL TAYLOR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-30-300-002B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND THE EXISTING PRE-SCHOOL FACILITY ON 0.85 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
NO OF ACRES	0.85	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
HELEN ROJAS KIDS LANGUAGE ACADEMY 2751 TUSKAWILLA RD OVIDO FL 32765 (407) 285-4741 KIDS.LANGUAGEACADEMY@GMAIL.COM	VAL TAYLOR TAYLOR ENGINEERING & DESIGN LLC 183 SAVANNAH PARK LOOP CASSELBERRY FL 32707 (407) 592-6779 VAL@TAYLORCIVIL.COM	

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

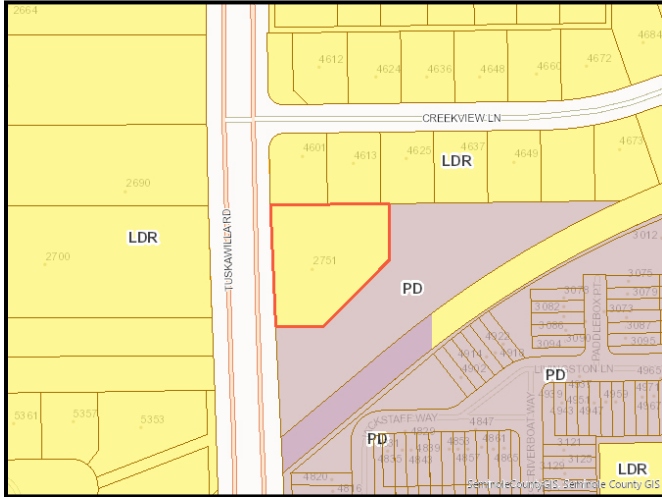
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of Low Density Residential (LDR) and is located within the A-1, Agriculture zoning district.
- The proposed work is subject to the Special Exception and Site Plan requirements.
- There are new processes for Special Exceptions. This includes a Community Meeting, Planning and Zoning Board hearing, and Board of County Commission hearing.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	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
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	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
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Comprehensive Planning	The subject property has a future land use (FLU) of Low Density Residential (LDR) which allows a maximum density of four dwelling units per net buildable acre. The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" DI potable water main running along the east side of Tuskawilla Road. This development already has an existing water account with the county and is serviced by a county water meter/water service line.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main running along the west side of Tuskawilla Road. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-6.011, F.A.C. To apply for an onsite sewage treatment and	Info Only

		disposal system (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.	
14.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
15.	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
16.	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
17.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	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
21.	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	Info Only

		protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
22.	Natural Resources	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
23.	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
24.	Natural Resources	All plants listed on the Florida Exotic Pest Plant Council list, categories I and II are not permitted to be used as replacement stock within the unincorporated areas of the county due to their exotic invasive nature or otherwise undesirable characteristics. SCLDC 60.9(b)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	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
27.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
29.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a). The cumulative DBH of protected, non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only

31.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
32.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
33.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
34.	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
35.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
36.	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
37.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 Side Street.	Info Only
38.	Planning and Development	The proposed use is considered a Special Exception in the A-1 Zoning District.	Info Only
39.	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
40.	Planning and Development	The maximum building height is 35 feet.	Info Only
41.	Planning and Development	Required parking for Daycares, Preschools, and Kindergarten is 1 space per employee. A minimum of twenty	Info Only

		(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 and up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).	
42.	Planning and Development	Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. Day Cares, Preschools, and Kindergartens require 1 long term bike space per 5 classrooms and 8 short term spaces plus 1 per 10,000 square feet of assembly space. For more information regarding bicycle parking standards please see LDC Sec. 30.11.7. Miscellaneous design standards https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
43.	Planning and Development	A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.	Info Only
44.	Planning and Development	Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15. – Outdoor Lighting Requirements and will require a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
45.	Planning and Development	This proposal substantially adds development from the layout depicted on the previously approved Development Order (DO# 20-32000008). This will require an updated Special Exception. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml	Info Only
46.	Planning and Development	Seminole County requires community meetings for Special Exceptions and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pd	Info Only
47.	Planning and Development	New Public Notification Procedures are required Special Exceptions and non-residential Variances. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pd	Info Only
48.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception.	Info Only

		<p>3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>4. Planning and Zoning Board Recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.</p>	
49.	Public Safety - Fire Marshal	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
50.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
51.	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
52.	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
53.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
54.	Public Safety - Fire Marshal	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
55.	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	Info Only

		the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	
56.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
58.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. Note that there is a drainage system along Tuskawilla Road that can be connected to but may not have much capacity. The drainage system will have to be sized to handle volume attenuation and not exceed the rate of discharge that that system can handle up to predevelopment rate of discharge.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and slightly east.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to not have a positive legal outfall.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that there is currently no viable drainage system onsite. The site will have to meet water quality and quantity for the entire site. The site appears to currently flood into the subdivision to the north and this will have to be addressed and prevented with this project.	Info Only
62.	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
63.	Public Works - Engineering	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 existing access will most likely have to be adjusted to meet these standards.	Info Only
64.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
65.	Public Works - Engineering	Please note that ADA to the ROW and also through the site is required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1357

Title:

9:40AM (IN PERSON) MOSHELL SUBDIVISION - PRE-APPLICATION

Project Number: 24-80000117

Project Description: Proposed Subdivision for 4 single family residential lots on 9.8 acres in the A-1 Zoning District located on the south side of E Chapman Rd, east of Alafaya Trl

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 27-21-31-300-0010-0000

BCC District: 1-Dallari

Applicant: Jack Moshell (407) 694-6763

Consultant: Stephen Allen (407) 516-0437



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

PROJ. # 24-80000 117
 PM: Joy
 REC'D: 9/16/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: Moshell Subdivision	
PARCEL ID #(S): 27-21-31-300-0010-0000	
TOTAL ACREAGE: 9.817 Acres	BCC DISTRICT: 1
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Jack Michael Moshell		COMPANY:
ADDRESS: 779 E. Chapman Road		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-694-6763	EMAIL: j.m.moshell@regmaster.com	

CONSULTANT

NAME: Stephen Allen, PA		COMPANY: CivilCorp Engineering
ADDRESS: 630 N. Wymore Road Suite 310		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE: 407-516-0437	EMAIL: sallen@civilcorpeng.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: Subdivide 9.817 acre parcel into 4 lots

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>9/27</u>	COM DOC DUE: <u>10/3</u>	DRC MEETING: <u>10/9</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDK</u>	LOCATION: <u>On the south side of Chapman Rd east of Alafaya</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	<u>in</u>

Revised Oct 2020

Agenda: 10/4

JMM *J Michael Moshell*

*779 East Chapman Road, Oviedo FL 32765
j.m.moshell@regmaster.com
+1 407 694 6763*

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

13 September 2024

Dear Staff,

I currently live on a 9.8-acre parcel at the eastern end of E. Chapman Road In Oviedo. I was approached by a developer last year to develop my property into 15 ¼-acre lots with the potential to add over 100 additional homes through adjacent property acquisitions.

The surrounding area on E. Chapman Road in Seminole County has been developed into 40 one-acre treed lots. My desire is to continue living in my current home and subdivide the property into three additional 1-acre lots.

Since my property contains wetlands, I had the property delineated by Jordon Munizzi of Excelsior Environmental Consultants for wetlands and it was determined that the property consists of 6.2 acres of wetlands and 3.617 acres of uplands. A mitigation assessment indicated a direct impact functional loss of 1.2+/- acres and a secondary impact functional loss of approximately 1 acre. According to Mr. Munizzi, there are multiple mitigation banks (for the purchase of credits) that service this drainage basin (Basin 19 Econlockhatchee River Nested).

If possible, in keeping with the characteristics of the surrounding plats and properties, I would like to respectfully request to replace curb and gutters with swales, design the driveway with pavers (as opposed to asphalt) and to eliminate the sidewalks.

Electric power is provided by Duke Energy and the three new lots would be serviced by well and septic.

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

Thank you for your time.



J. Michael Moshell
407 694 6763
j.m.moshell@regmaster.com

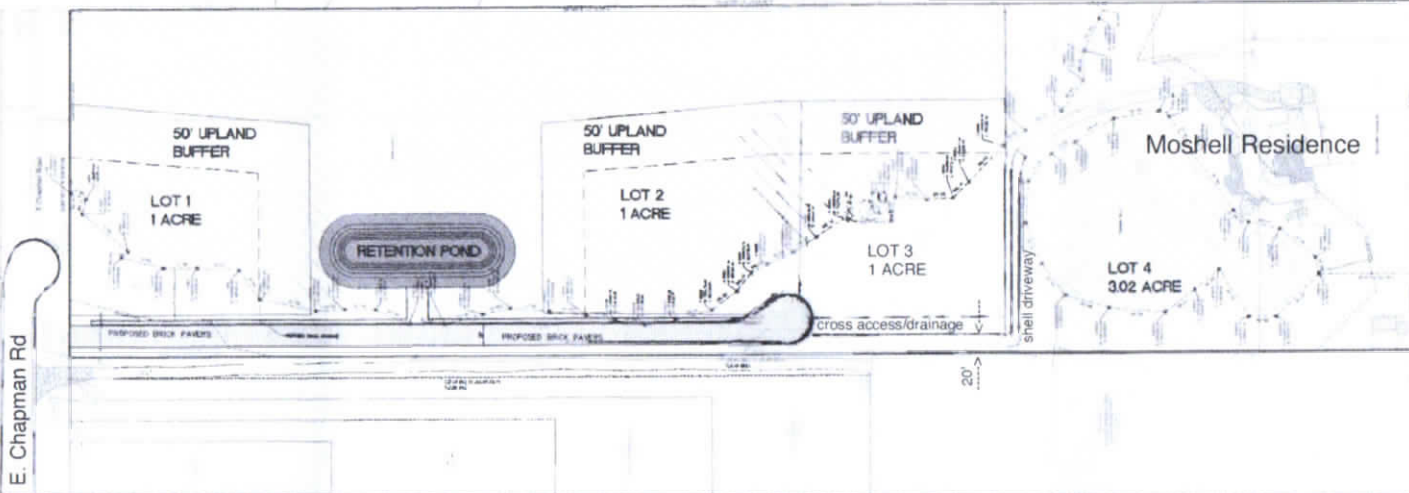
SITE LEGEND

SITE BOUNDARY LINE	---
CENTER LINE OF ROAD	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
CONSERVATION EASEMENT FOR UNDISTURBED WETLAND BUFFER	---
PROPOSED MET POND	■
PROPOSED BRICK PAVEMENT	■
SECTIONAL	S/W
LINEAR FEET	L'
SQUARE FEET	SF
HANDICAP PARKING	♿
HANDICAP	HC
TYPICAL	TYP
0' RADIUS	R0'
# PARKING SPACES	⓪

GENERAL NOTES

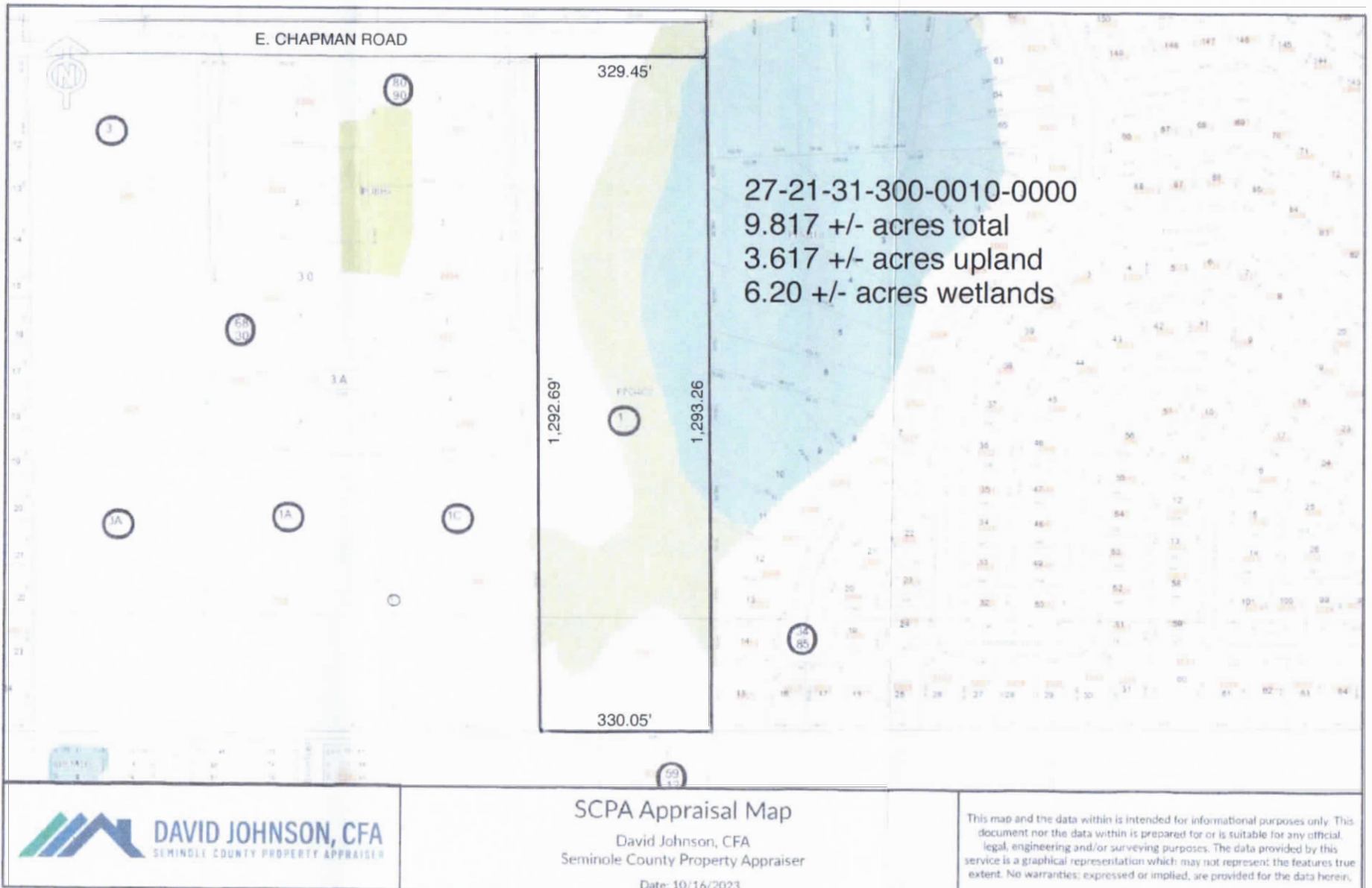
1. ALL CURB RADI TO BE 1' UNLESS OTHERWISE NOTED
2. ALL CURB TO BE 8" VERTICAL CURBING
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB

PROPOSED SITE PLAN



<p>JACK MIKE MOSHELL</p> <p>CivilCorp Engineering, Inc. 1000 W. Highway 101, Suite 101 Ft. Lauderdale, FL 33304 Phone: 954-344-1000 Fax: 954-344-1001</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>CHAPMAN RD SUBDIVISIONS 779 E CHAPMAN RD, OVIEDO, FL 32765</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>SITE PLAN</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>PROJECT NAME</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>SHEET NAME</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>SHEET NO</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>C-4</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>

EXISTING CONDITION SITE MAP



Property Record Card



Parcel: 27-21-31-300-0010-0000
 Property Address: 779 E CHAPMAN RD OVIEDO, FL 32765
 Owners: MOSHELL, JACK M; MANN, CAROLE H
 2024 Market Value \$1,252,140 Assessed Value \$785,802
 2023 Tax Bill \$9,621.92 Tax Savings with Exemptions \$6,634.61
 The 5 Bed/4.5 Bath Single Family property is 5,219 SF and a lot size of 9.80 Acres

Parcel Location



Site View



27213130000100000 02/21/2022

Parcel Information

Parcel	27-21-31-300-0010-0000
Property Address	779 E CHAPMAN RD OVIEDO, FL 32765
Mailing Address	779 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$866,090	\$836,376
Depreciated Other Features	\$8,885	\$8,020
Land Value (Market)	\$377,165	\$377,165
Land Value Agriculture	\$0	\$0
Market Value	\$1,252,140	\$1,221,561
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$466,338	\$458,646
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$785,802	\$762,915

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,256.53
Tax Bill Amount	\$9,621.92
Tax Savings with Exemptions	\$6,634.61

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MOSHELL, JACK M - Tenancy by Entirety
 MANN, CAROLE H - Tenancy by Entirety

Legal Description

SEC 27 TWP 21S RGE 31E E 1/4 OF NE 1/4 OF
NE 1/4 (LESS N 33 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$785,802	\$50,000	\$735,802
Schools	\$785,802	\$25,000	\$760,802
FIRE	\$785,802	\$50,000	\$735,802
ROAD DISTRICT	\$785,802	\$50,000	\$735,802
SJWM(Saint Johns Water Management)	\$785,802	\$50,000	\$735,802

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$100	04036/1742	Vacant	No
WARRANTY DEED	1/1/2000	\$102,000	03791/0027	Vacant	Yes

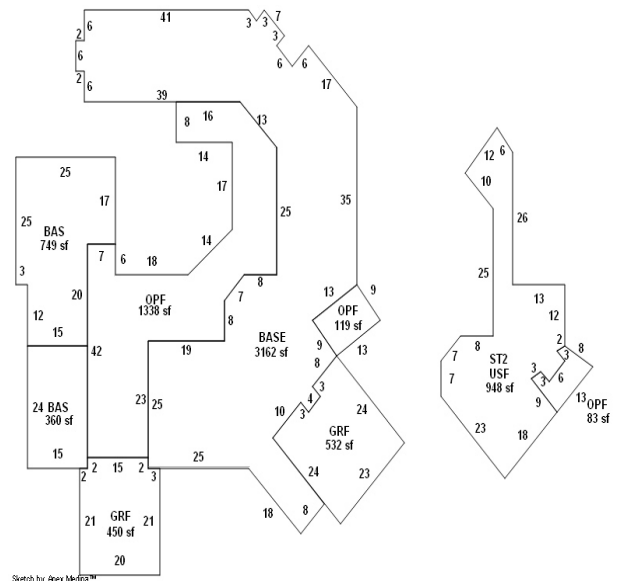
Land

Units	Rate	Assessed	Market
5.75 Acres	\$65,587/Acre	\$377,125	\$377,125
4 Acres	\$10/Acre	\$40	\$40

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	5
Bath	4.5
Fixtures	24
Base Area (ft ²)	3162
Total Area (ft ²)	7741
Constuction	CB/STUCCO FINISH
Replacement Cost	\$941,402
Assessed	\$866,090

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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BASE	360
BASE	749
GARAGE FINISHED	450
GARAGE FINISHED	532
OPEN PORCH FINISHED	1338
OPEN PORCH FINISHED	83
OPEN PORCH FINISHED	119
UPPER STORY FINISHED	948

Permits

Permit #	Description	Value	CO Date	Permit Date
05679	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-SINGLE FAMILY	\$6,971		4/12/2022
20405	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-	\$6,461		12/14/2020
04674	779 E CHAPMAN RD: WINDOW / DOOR REPLACEMENT-Replacing 1 Door Unit.	\$2,916		4/7/2020
04356	SOLAR INSTALL	\$44,699		4/13/2018
05377	MECHANICAL	\$4,537		7/17/2012
01394	SOLAR FOR POOL	\$7,850		2/25/2010
09097	ELECTRIC WIRING	\$0		9/1/2001
03395		\$473,150	5/13/2002	4/1/2001
00844	135 FT OF 5 FT CHAIN LINK FENCE	\$1,360		2/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 3	2002	1	\$6,000	\$2,850
SHED - NO VALUE	2002	3	\$0	\$0
FIREPLACE 2	2002	1	\$6,000	\$2,850
ACCESSORY BLDG 1	2006	1	\$2,500	\$1,000
PATIO 1	2010	1	\$1,100	\$743
HOME-SOLAR HEATER	2010	2	\$0	\$0
GAZEBO 2	2012	1	\$2,575	\$1,442
HOME-SOLAR POWER	2018	1	\$0	\$0

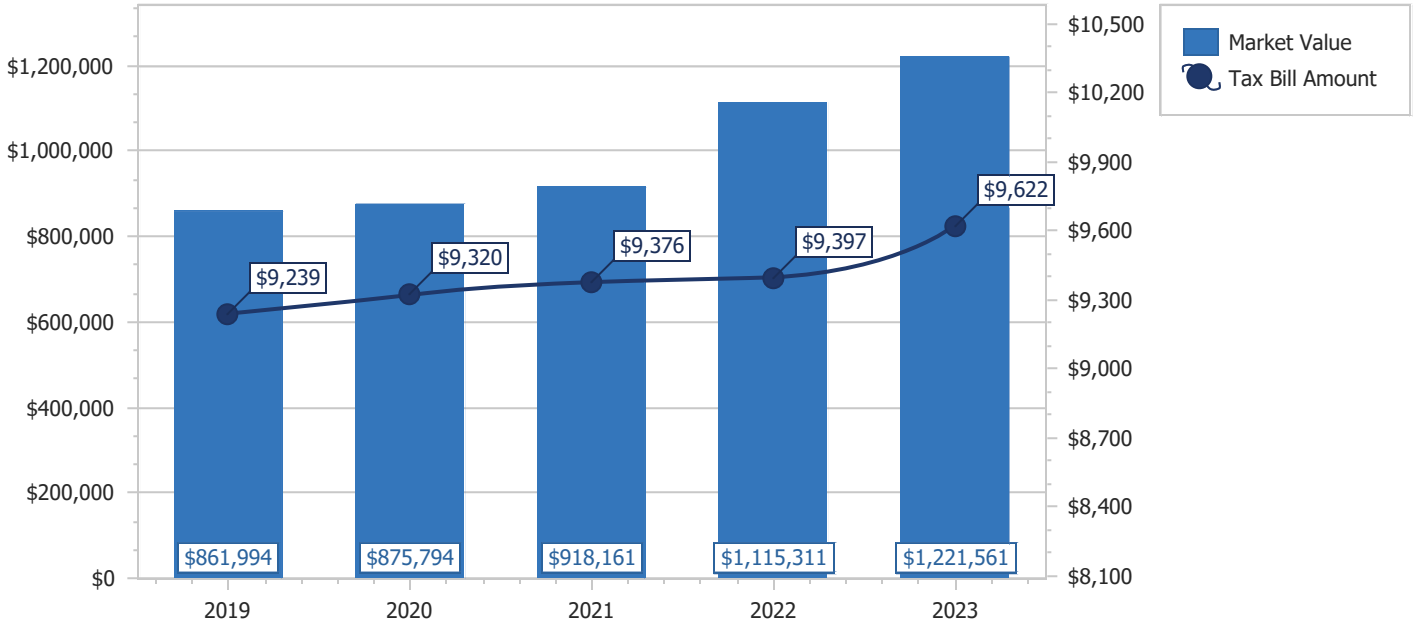
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

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

Property Value History



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*

9/16/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT08:34:57

PROJ # 24-80000117

RECEIPT # 0261031

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 000000002614

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: J MICHAEL MOSHELL

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

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

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

PROJECT NAME:	MOSHELL SUBDIVISION - PRE-APPLICATION	PROJ #: 24-80000117
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/16/24	
RELATED NAMES:	EP STEPHEN ALLEN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	27-21-31-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON 9.80 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF CHAPMAN RD, EAST OF ALAFAYA TRL	
NO OF ACRES	9.80	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF CHAPMAN RD, EAST OF ALAFAYA TRL	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JACK MOSHELL 779 E CHAPMAN RD OVIEDO FL 32765 (407) 694-6763 J.M.MOSHELL@REGMASTER.COM	STEPHEN ALLEN, PA CIVILCORP ENGINEERING 630 N WYMORE RD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.COM	

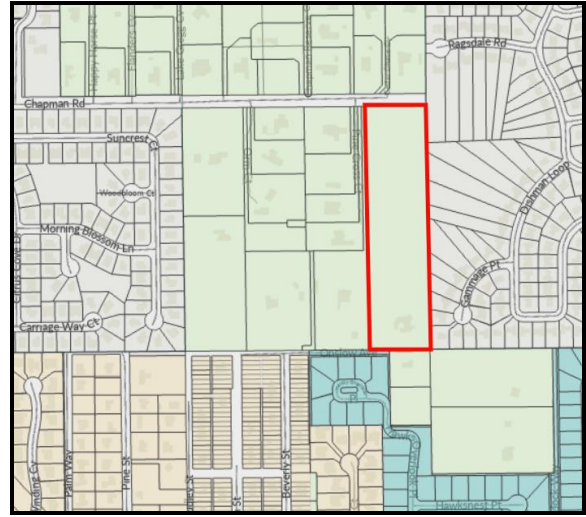
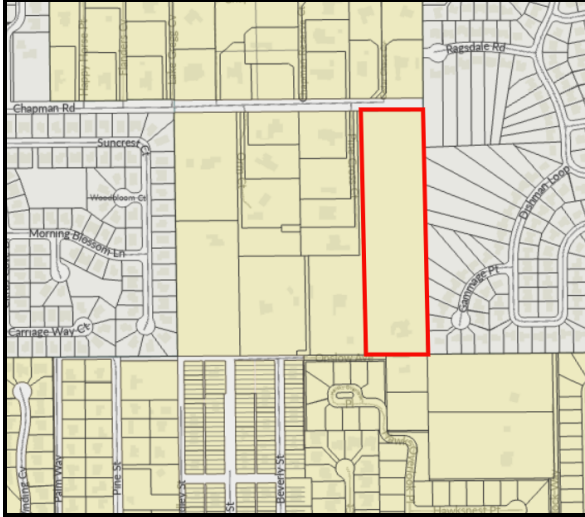
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

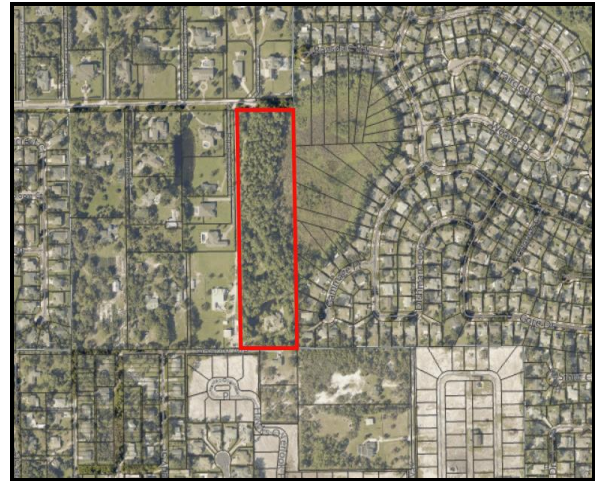
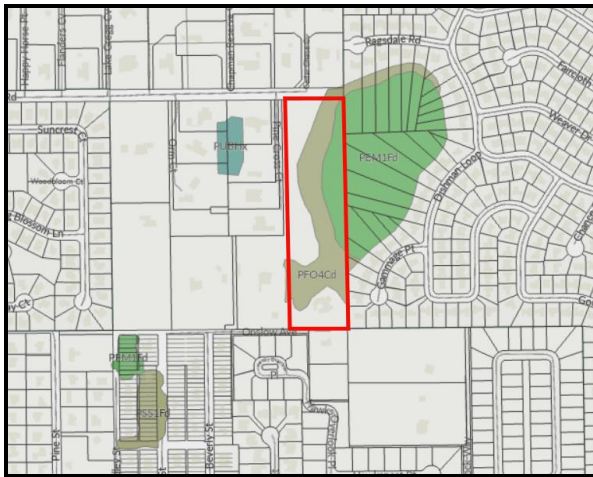
PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- The Low Density Residential Future Land Use allows a maximum density of 4 dwelling units per net buildable acre. The A-1 (Agriculture) zoning classification requires a minimum net buildable lot size 1 acre with a minimum lot width of 150 feet.

PROJECT AREA ZONING AND AERIAL MAPS



WETLANDS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Comprehensive Planning	The future land use is Low Density Residential (LDR) which allows a maximum density of four (4) dwelling units per one (1) net buildable acre and allows for a limited list of uses such as group homes, houses of worship, day care, guest cottages, public utilities and public elementary, middle and high schools.	Info Only
5.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. 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
6.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation will be provided by each lot's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
8.	Environmental Services	Utility access is required to be provided for each of the proposed lots. For instance, the proposed cross access/drainage easement would need to include a utility easement as well.	Info Only

9.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
10.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only
11.	Natural Resources	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
12.	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
13.	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
14.	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
15.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	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
18.	Natural	In the case of a subdivision development, an application for an arbor	Info Only

	Resources	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)	
19.	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
20.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
21.	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
22.	Planning and Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. The Low Density Residential Future Land Use allows a maximum density of 4 dwelling units per net buildable acre. The A-1 (Agriculture) zoning classification requires a minimum net buildable lot size 1 acre with a minimum lot width of 150 feet.	Info Only
23.	Planning and Development	The proposed development of a four (4) lot single family residential subdivision under the A-1 (Agriculture) zoning classification requires approval of the Subdivision process. Subdivision Process: • 1st Step - Approval of the Preliminary Subdivision Plan (PSP) which must be approved by Staff and the Planning & Zoning Board as a technical review item. • 2nd Step- Approval of the Final Engineering Plans; may be submitted once the PSP is under review. • 3rd Step - Approval of the Final Plat; may be submitted once Final Engineering Plans are in review. The Final Plat must be approved by Staff and the Board of County Commissioners as a consent agenda item.	Info Only

24.	Planning and Development	<p>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 and flood prone areas.</p> <ul style="list-style-type: none"> • Each newly created lot must have a minimum of 1 acre exclusive of wetlands and floodplain. • Each newly created lot must have a minimum of 20 feet of frontage on a road that meets county standards. 	Info Only
25.	Planning and Development	<p>SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.</p>	Info Only
26.	Planning and Development	<p>Building setbacks for the A-1 (Agriculture) zoning classification: Front Yard - 50 feet Side Yard - 10 feet Rear Yard - 30 feet.</p>	Info Only
27.	Planning and Development	<p>The maximum allowable building height under the A-1 zoning district is 35 feet.</p>	Info Only
28.	Planning and Development	<p>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 may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.</p>	Info Only
29.	Planning and Development	<p>At time of Final Plat, all post development wetlands and floodplain shall be dedicated as a conservation easement.</p>	Info Only
30.	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
31.	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
32.	Public Safety - Fire Marshal	<p>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</p>	Info Only
33.	Public Safety - Fire Marshal	<p>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</p>	Info Only
34.	Public Safety - Fire Marshal	<p>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</p>	Info Only

35.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
36.	Public Safety - Fire Marshal	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
37.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
38.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Info Only
39.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, approximately 63% of the site appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional	Info Only

		wetland boundaries.	
40.	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee Drainage Basin.	Info Only
41.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly EauGallie and Immokalee Fine Sands (72%), Map Unit Symbol 13; Paola - St. Lucie Sands, 0-5 % slopes (14%), Map Unit Symbol 24; and Basinger, Samsula, and Hontoon Soils, Depressional (14%), Map Unit Symbol 10. EauGallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. EauGallie Fine Sands constitute 56% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands constitute 35% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Malabar) constitute 9% of the Map Unit Composition. Paola - St. Lucie Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Paola Sands constitute 52% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. St. Lucie Sands constitute 43% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares) constitute 5% of the Map Unit Composition. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. Basinger Soils constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Samsula Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon Soils constitute 15% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Felda, EauGallie, Smyrna, Myakka, and St. Johns) constitute 12% of the Map Unit Composition.	Info Only
42.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west, south, and north to east/northeast. The highest ground elevation appears to be 72.0 feet (southeast) and the lowest 63.0 feet (northeast).	Info Only
43.	Public Works - Engineering	Based on the preliminary review, the subject property appears to outfall to the wetlands located in the northeast section of the property and, subsequently, to a major depression area in the Alafaya Woods subdivision. The Alafaya Woods depression area appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County	Info Only

		Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
44.	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 area, 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
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
46.	Public Works - Engineering	The primary access to the subject property is through East Chapman Road. The section of the road between State Road 434 (Alafaya Trail) and Lake Gregg Cove is owned and maintained by the City of Oviedo. E. Chapman Road in this section is functionally classified as Local Road and represents an urban section roadway (24-foot wide pavement, curb and gutter, and pedestrian concrete sidewalk along the entire south side and large section of the north side). The section of the road between Lake Gregg Cove and Cedar Chase Cove is owned and maintained by Seminole County. E. Chapman Road in this section is also functionally classified as Local Road and represents a rural section roadway (18-feet to 19-feet wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The roadway geometry does not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). This section of E. Chapman Road was last inspected in 2023, it has Pavement Condition Index (PCI) value of 92 to 95, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Special consideration will be given to this project since the western adjacent property has an existing driveway abutting the western boundary line of the subject property. Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.B). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A.	Info Only

		(Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).	
47.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of E. Chapman Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
48.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and	Info Only

	similar facilities shall not be permitted within the drainage easements.	
--	--	--

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Building Division Review Coordinator	Jay Hamm
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1374

Title:

10:00AM (TEAMS) LAKE MARY MIXED USE - SITE PLAN

Project Number: 24-06000060

Project Description: Proposed Site Plan for 179 apartment units with commercial and restaurant uses on 5.96 acres in the PD Zoning District located on the west side of International Pkwy at Allure Ln

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 31-19-30-514-0000-0030+

BCC District: 5-Herr

Applicant: Matthew Wildeman

Consultant: Derek Ramsburg (407) 427-1642



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

PROJ. #: 24-06000060

Received: 9/9/24

Paid: 9/17/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>53,354</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>103,079</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____</p> <p>(TOTAL NEW ISA <u>156,433</u> /1,000 = <u>156.433</u>) * x \$25 + \$2,500 = FEE DUE: <u>6410.83</u></p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Lake Mary Mixed Use			
PARCEL ID #(S): 31-19-30-514-0000-0030 & 31-19-30-514-0000-0020			
DESCRIPTION OF PROJECT: Proposed 179 Unit Multifamily Building, 7,215 sqft of Restaurant & 6,378 Sqft of Commercial			
EXISTING USE(S): PD		PROPOSED USE(S): Multifamily/Commercial	
ZONING: PD	FUTURE LAND USE: PD	TOTAL ACREAGE: 5.95	BCC DISTRICT: 5: Herr
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="radio"/> NO <input type="radio"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Matthew Wideman

COMPANY: MAW Lake Mary Property, LLC

ADDRESS: 8633 S Bay Drive

CITY: Orlando

STATE: FL

ZIP: 32819

PHONE:

EMAIL:

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Derek Ramsburg

COMPANY: Kimley-Horn & Associates, Inc.

ADDRESS: 200 South Orange Ave, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-427-1642

EMAIL: derek.ramsburg@kimley-horn.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Matthew Wideman

ADDRESS: 8633 S Bay Drive

CITY: Orlando

STATE: FL

ZIP: 32819

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING: _____

TEST NOTICE: _____

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

- Not applicable

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

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


SIGNATURE OF AUTHORIZED APPLICANT

DATE

05/2023

LIMITED LIABILITY COMPANY AGREEMENT

of

MAW LAKE MARY HOLDCO, LLC

January 12, 2024

THE MEMBERSHIP INTERESTS IN MAW LAKE MARY HOLDCO, LLC DESCRIBED IN THIS LIMITED LIABILITY COMPANY AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE DELAWARE SECURITIES LAWS OR ANY OTHER STATE SECURITIES LAWS. IN ADDITION, THE MEMBERSHIP INTERESTS HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 (“**SECURITIES ACT**”) PROVIDED BY SECTION 4(2) THEREOF AND/OR OTHER EXEMPTIONS UNDER THE SECURITIES ACT. THE MEMBERSHIP INTERESTS HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED, EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS LIMITED LIABILITY COMPANY AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER THE SECURITIES ACT OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER THE SECURITIES ACT.

LIMITED LIABILITY COMPANY AGREEMENT
OF
MAW LAKE MARY HOLDCO, LLC

This Limited Liability Company Agreement (the “**Agreement**”) of MAW Lake Mary Holdco, LLC, a Delaware limited liability company (the “**Company**”), is made and entered into this 12th day of January, 2024 (the “**Effective Date**”), by and among the Company, MAW Lake Mary Sponsor, LLC, a Delaware limited liability company (“**Sponsor**”), as the initial Managing Member of the Company, and such Persons listed on **Exhibit A** as the Members of the Company (collectively, the “**Initial Members**”). The Initial Members and/or any other Person admitted as a Member in the future, shall, in their capacity as Members, be referred to herein either individually as “**Member**” and collectively, as the “**Members.**”

RECITALS

A. The Company was formed pursuant to the laws of the State of Delaware upon the filing of the Certificate with the Secretary of State.

B. The Members formed the Company for the purpose of, directly or indirectly, (i) acquiring that certain real property consisting of approximately six (6) acres located west of the intersection of International Parkway and Allure Lane in Seminole County, Florida, as more particularly described on **Exhibit B** (the “**Property**”) and (ii) developing and constructing on the Property a Class A multifamily project currently expected to include approximately 175 residential units and related amenities, structured parking and approximately 10,000 sf of retail space (the “**Project**”); provided, however, that the final scope of the Project has not yet been determined and is subject to change, including, without limitation, changes to the size, scope and/or composition of the residential and commercial elements of the Project and the possible inclusion of certain minimum age requirements for the occupants thereof.

C. Pursuant to the terms of that certain Contribution Agreement, effective as of the Effective Date, by and among Lake Mary Land Holdings, LLC, a Florida limited liability company (“**LM Holdings**”), the Company, and Property Owner (the “**Contribution Agreement**”), LM Holdings, at the direction of the Company, and in exchange for LM Holdings’ Membership Interest in the Company and other consideration, directly transferred, assigned and conveyed to Property Owner all of LM Holdings’ right, title and interest in and to the Property, together with all improvements thereon, and all development, air, entitlement and other rights appurtenant to the Property, (such transaction hereafter referred to as, the “**Property Contribution**”) and Property Owner is, as of the Effective Date, the sole owner of the Property.

D. The Members desire to enter into this Agreement in order to provide for the conduct of the business and affairs of the Company and to set forth the rights and obligations of the Members with respect thereto.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound, the parties hereto agree as follows:

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.


COMPANY:

MAW Lake Mary Holdco, LLC,
a Delaware limited liability company

By: MAW Lake Mary Sponsor, LLC,
a Delaware limited liability company,
its Managing Member

By: MATTO PROMOTE 1, LLC a Florida
limited liability company, its Administrative
Member

By: TCG Advisors Corp, a Florida
corporation, its Manager

By: 
Name: Ricardo Caporal
Title: President

MEMBERS:

Sponsor:

MAW Lake Mary Sponsor, LLC,
a Delaware limited liability company,
its Managing Member

By: MATTO PROMOTE 1, LLC a Florida
limited liability company, its administrative
member

By: TCG Advisors Corp, a Florida
corporation, its Manager

By: _____
Name: Ricardo Caporal
Title: President

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.

MEMBERS:

LM Holdings:

Lake Mary Land Holdings, LLC,
a Florida limited liability company

By: _____


Name: Matthew Wideman

Title: Manager

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.

MEMBERS:



Matto:


Matto Lake Mary Investment, LLC,
a Delaware limited liability company,

By: TCG Advisors Corp,
a Florida corporation,
its Manager

By: _____
Ricardo Caporal, President

Exhibit A**Members' Names, Addresses, Initial Authorized Representatives
Initial Capital Contributions and Percentage Interests****

Member Name and Address	Initial Authorized Representatives	Initial Capital Contributions	Percentage Interests
<p>Sponsor:</p> <p>MAW Lake Mary Sponsor, LLC 2990 Ponce de Leon Blvd., Suite 201, Coral Gables, FL 33134 Attention: Ricardo Caporal Email: rcaporal@mattonigroup.com;</p> <p><u>With a copy to:</u></p> <p>Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131 Attention: Joshua A. Kaplan; Esq. Email: JKaplan@bilzin.com</p>	Ricardo Caporal	\$0.00	0% Only a profits interests (within the meaning of Rev. Proc. 93-27) subject to the terms of this Agreement.
<p>Matto:</p> <p>Matto Lake Mary Investment, LLC 2990 Ponce de Leon Blvd., Suite 201, Coral Gables, FL 33134 Attention: Ricardo Caporal Email: rcaporal@mattonigroup.com</p> <p><u>With a copy to:</u></p> <p>Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131 Attention: Joshua A. Kaplan; Esq. Email: JKaplan@bilzin.com</p>	Ricardo Caporal		50%
<p>LM Holdings:</p> <p>Lake Mary Land Holdings, LLC 333 South Garland Avenue, Suite 1300</p>	Matthew Wideman		50%

Member Name and Address	Initial Authorized Representatives	Initial Capital Contributions	Percentage Interests
Orlando, FL 32801 Attention: Matthew M. Wideman Email: mw@widemanllc.com <u>With a copy to:</u> Cozen O'Connor 1650 Market Street, Suite 2800 Philadelphia, PA 19103 Attention: Howard Grossman Email: hgrossman@cozen.com			
Totals			100%

** Each Member's Initial Capital Contribution and Percentage Interest set forth on this **Exhibit A** are intended to reflect such information as of the Effective Date following the Special Distribution.

Exhibit B

Legal Description of Property

Lots 2 and 3, Allure on the Parkway, according to the plat thereof as recorded in Plat Book 83, Pages 26, 27 and 28, Public Records of Seminole County, Florida.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAW LAKE MARY PROP, LLC", FILED IN THIS OFFICE ON THE THIRTEENTH DAY OF NOVEMBER, A.D. 2023, AT 8:05 O`CLOCK A.M.




Jeffrey W. Bullock, Secretary of State

2618207 8100
SR# 20233952285

Authentication: 204581553
Date: 11-13-23


You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF FORMATION
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is MAW Lake Mary Prop, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 251 Little Falls Drive (street), in the City of Wilmington, Zip Code 19808. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is Corporation Service Company

By: 
Authorized Person

Name: Ricardo Caporal
Print or Type

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, MAW LAKE MARY PROP, LLC/Matthew Wideman, the owner of record for the following described property (*Tax/Parcel ID Number*) 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030 hereby designates Jonathan A. Martin, P.E./Kimley-Horn & Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

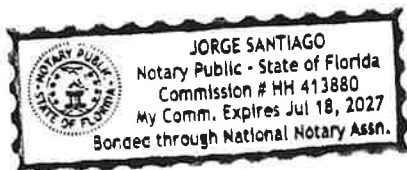
OTHER: School concurrency applications & additional processes for site development of above parcels and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to 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 JUNE 22, 2024


 Property Owner's Signature
MATTHEW WIDEMAN
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared MATTHEW WIDEMAN (*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 25 day of JUNE, 2024.




 Notary Public

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: MAW LAKE MARY PROP, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
MAW Lake Mary Holdco, LLC	Managing Member	2990 Ponce De Leon Blvd, Suite 201, Coral Gables, FL 33134	100%

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

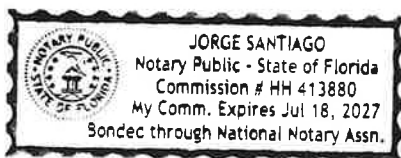
JUNE 22, 2024
Date

[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 25 day of June, 2024, by MATTHEW WIDEMAN, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public



JORGE SANTIAGO
Print, Type or Stamp Name of Notary Public

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

(Name of Clerk, typed, printed or stamped)
Clerk of the Board


(Name of Chairman, typed, printed or stamped), Chairman


OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Carriage Encore Apartments, on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Commitment Agreement.

WITNESSES:

OWNERS:



Print Name: Christopher Widener


Print Name: Harrison Local


MAW LAKE MARY PROP, LLC


Authorized Agent,
MAW LAKE MARY PROPERTY, LLC.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of JUNE, 2024 by MATTHEW WIDENER, as AUTHORIZED AGENT, who is personally known to me or who has produced _____ as identification.





Notary Public
JORGE SANTIAGO

(Name of Notary, typed, printed or stamped)
My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
LAKE MARY LAND HOLDINGS, LLC

Filing Information

Document Number L20000028528
File Number 87-4042047
Date Filed 01/30/2020
State FL
Status ACTIVE
Last Event LC STMT OF RA/RO CHG
Event Date Filed 08/29/2023
Event Effective Date NONE

Principal Address

8633 S BAY DR
ORLANDO, FL 32819

Mailing Address

8633 S BAY DR
ORLANDO, FL 32819

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 08/29/2023

Address Changed: 08/29/2023

Authorized Person(s) Detail

Name & Address

Title MGR

Wideman, Matthew
8633 S BAY DR
ORLANDO, FL 32819

Title MGR

Gunter, C r e
32134 Pe c tree L ne
Sorrento, FL 32776

Annual eports

eport Year	Filed Date
2022	04/27/2022
2023	04/28/2023
2024	04/25/2024

Document Images

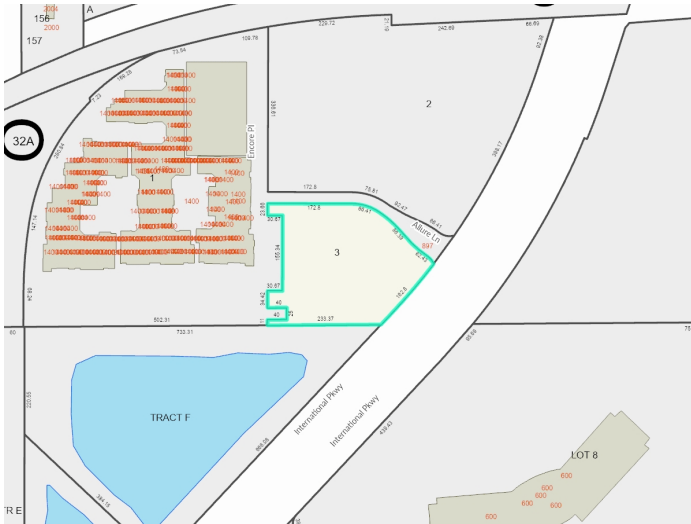
04/25/2024 -- ANNUAL REPORT	View im ge in PDF form t
08/29/2023 -- CORLCRACHG	View im ge in PDF form t
04/28/2023 -- ANNUAL REPORT	View im ge in PDF form t
04/27/2022 -- ANNUAL REPORT	View im ge in PDF form t
12/17/2021 -- REINSTATE ENT	View im ge in PDF form t
01/30/2020 -- Florid Limited Li bi it .	View im ge in PDF form t

Property Record Card



Parcel: **31-19-30-514-0000-0030**
 Property Address:
 Owners: **MAW LAKE MARY PROP LLC**
 2024 Market Value \$1,280,660 Assessed Value \$1,280,660
 2023 Tax Bill \$18,074.13
 Vacant Comm-Pud property has a lot size of 1.48 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0030
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,280,660	\$1,358,140
Land Value Agriculture	\$0	\$0
Market Value	\$1,280,660	\$1,358,140
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,280,660	\$1,358,140

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,074.13
Tax Bill Amount	\$18,074.13
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAW LAKE MARY PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,280,660	\$0	\$1,280,660
Schools	\$1,280,660	\$0	\$1,280,660
FIRE	\$1,280,660	\$0	\$1,280,660
ROAD DISTRICT	\$1,280,660	\$0	\$1,280,660
SJWM(Saint Johns Water Management)	\$1,280,660	\$0	\$1,280,660

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Vacant	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Vacant	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
64,033 SF	\$20/SF	\$1,280,660	\$1,280,660

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

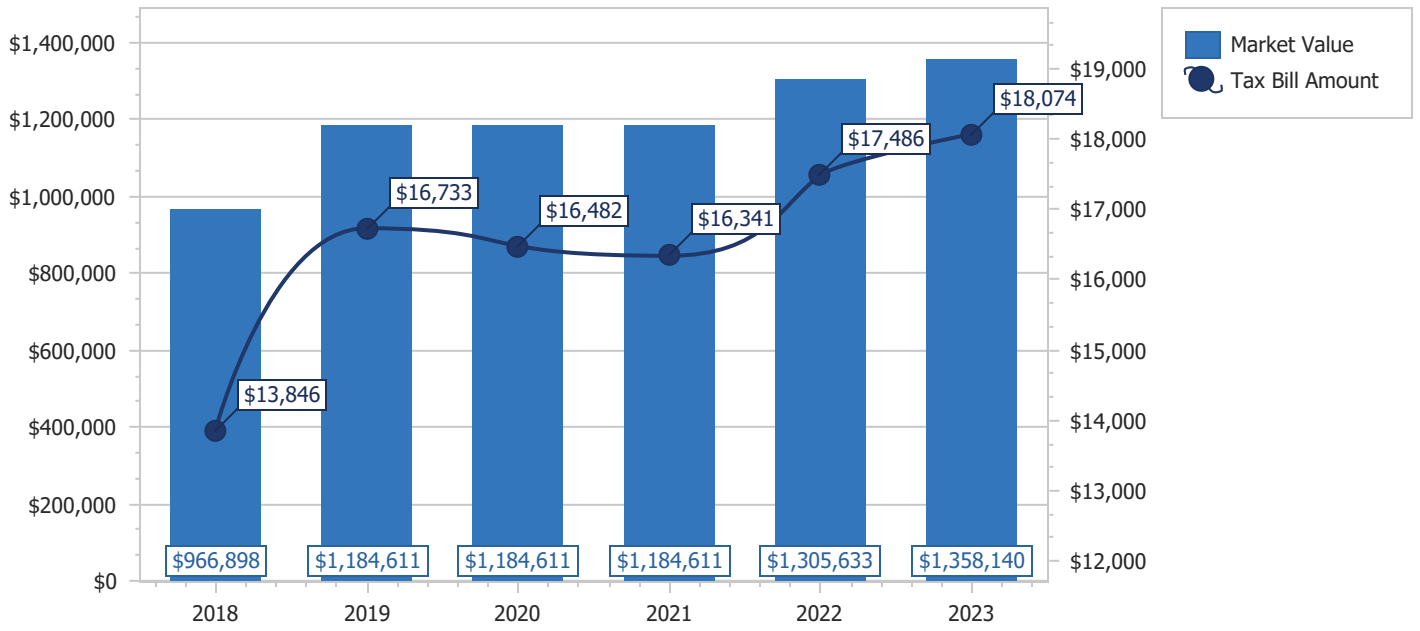
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



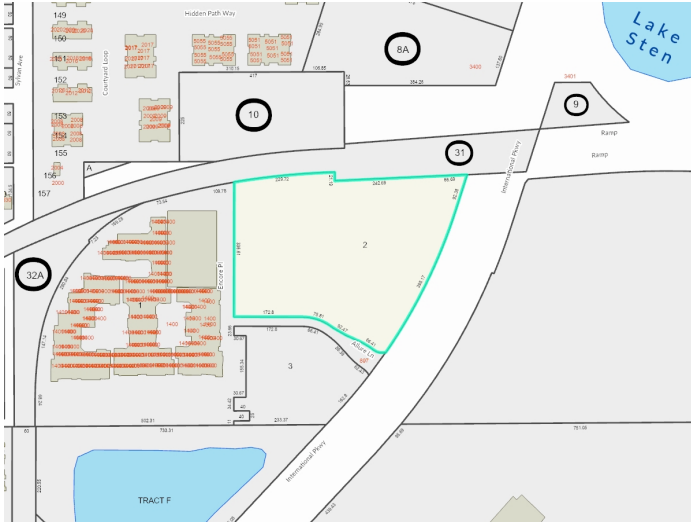
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Property Record Card



Parcel: **31-19-30-514-0000-0020**
 Property Address:
 Owners: **MAW LAKE MARY PROP LLC**
 2024 Market Value \$1,499,290 Assessed Value \$1,499,290
 2023 Tax Bill \$54,960.22
 Vacant Comm-Pud property has a lot size of 4.48 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0020
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,499,290	\$4,129,863
Land Value Agriculture	\$0	\$0
Market Value	\$1,499,290	\$4,129,863
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,499,290	\$4,129,863

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,960.22
Tax Bill Amount	\$54,960.22
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAW LAKE MARY PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,499,290	\$0	\$1,499,290
Schools	\$1,499,290	\$0	\$1,499,290
FIRE	\$1,499,290	\$0	\$1,499,290
ROAD DISTRICT	\$1,499,290	\$0	\$1,499,290
SJWM(Saint Johns Water Management)	\$1,499,290	\$0	\$1,499,290

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Vacant	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Vacant	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
194,713 SF	\$7.70/SF	\$1,499,290	\$1,499,290

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

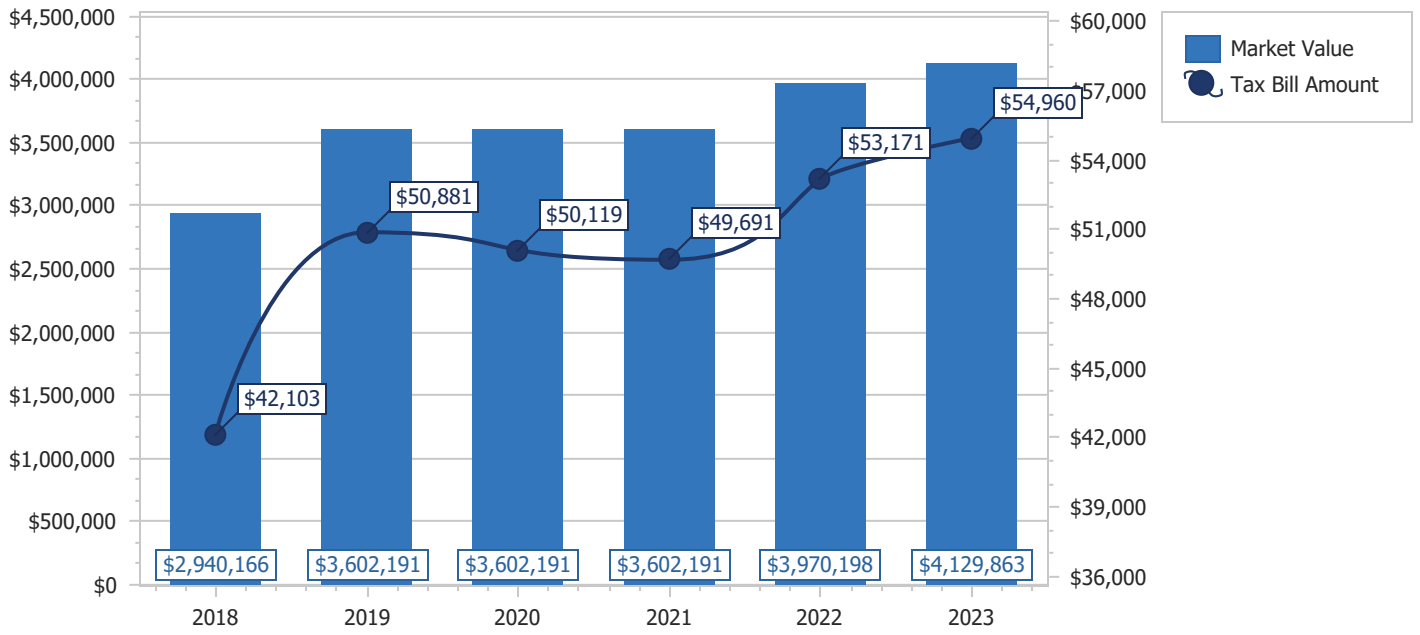
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 9/17/2024 10:04:58 AM
Project: 24-06000060
Credit Card Number: 37*****2005
Authorization Number: 227709
Transaction Number: 170924C2A-3F1AAE40-4AC2-43FF-8D50-886C34865A59
Total Fees Paid: 6549.98

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	139.98
SITE PLAN	6410.00
Total Amount	6549.98

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

Comment Document – Initial Submittal

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

PROJECT NAME:	LAKE MARY MIXED USE - SITE PLAN	PROJ #: 24-06000060
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/16/24	
RELATED NAMES:	EP DEREK RAMSBURG	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	31-19-30-514-0000-0030+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED USE ON 5.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF INTERNATIONAL PKWY, NORTH OF CR 46	
NO OF ACRES	5.96	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF INTERNATIONAL PKWY, NORTH OF CR 46	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MATTHEW WILDEMAN MAW LAKE MARY PROPERTY LLC 8633 S BAY DR ORLANDO FL 32819	DEREK RAMSBURG KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.COM	

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

- SHOULD TRAIL PARKING BE IN ADDITION TO THE MINIMUM REQUIRED PARKING COUNT?
- IF BOTH LOTS ARE UNDER 1 SITE PLAN, HOW MUCH WORK DOES EACH SITE HAVE TO HAVE COMPLETED TO AVOID EXPIRATION OF THE SITE PLAN?
- DO THESE LOTS NEED A T&E REPORT?
- CERTIFICATE OF COMPLETION FOR SITE DEVELOPMENT WORK.

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Show the fence (required on the east) on the overall site plan.	Unresolved
2.	Buffers and CPTED	Replace the landscape sheets with the updated ones approved by Maya Athanas from the Final Development Plan.	Unresolved
3.	Buffers and CPTED	Additional comments may be generated based on new plan sheets submitted.	Info Only
4.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
7.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
9.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only

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	On Sheet C0.0: Cover, please update our Water, Sewer, Reclaimed Water contact information to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 W LAKE MARY BLVD. SANFORD, FL 32773 CONTACT: UTILITIES ENGINEERING PHONE: (407) 665-2024	Unresolved
12.	Environmental Services	On Sheet C4.0: Overall Site Plan, Sheet C4.1: Site Plan, and Sheet C4.2: Site Plan please update note 15 to the following: The development is required to connect to Seminole County Public Utilities for water, sewer, and reclaim.	Unresolved
13.	Environmental Services	On Sheet C6.0: Overall Utility Plan, Sheet C6.1: Utility Plan, and Sheet C6.2: Utility Plan please update note 3 to the following: All utilities shall be in accordance with Seminole County water, sewer, and reclaim standards.	Unresolved
14.	Environmental Services	On Sheet C6.1: Utility Plan, please review and correct the proposed inverts for manhole S-7 as it does not appear to flow by gravity in the intended direction.	Unresolved
15.	Environmental Services	On Sheet C6.1: Utility Plan, please note that we do not allow inverts across a manhole to exceed 2 ft in height difference unless a drop connection is provided. So, for the proposed sewer connection from proposed manhole S-4 into the existing manhole, please callout and provide the invert for the drop connection. For example: CORE DRILL INTO SANITARY MANHOLE AT SW INV=72.24' SW DROP CONNECTION INV=? (59.01' OR LOWER) EXISTING NE INV=57.01' Per note 2 on Seminole County standard detail (SD) 306, since the existing manhole depth is greater than 10 ft from manhole cover to the inverts, we would prefer for this to be an inside drop connection (not an outside drop connection).	Unresolved
16.	Environmental Services	On Sheet C6.0: Overall Utility Plan and Sheet C6.1: Utility Plan, please extend the proposed utility easement all the way over to the property line between lot 1 and lot 2 so that there is no "gap" between the existing utility easement on lot 1 and the proposed utility easement on lot 2.	Unresolved
17.	Environmental Services	We will hold off on processing the proposed utility easement until the actual utility infrastructure is installed in the field so that the provided utility easement can be as accurate as possible to existing conditions. At that time, we will require a sketch and legal description of the utility easement (signed/sealed by a professional surveyor) to be submitted to us so that we can review it and prepare a draft utility easement agreement. Once it's ready, we will reach out to your team by email to have the utility easement reviewed/signed by the property owner and notarized. The fully executed utility easement will be required to be completed before	Info Only

		utility construction can be closed out with the County.	
18.	Environmental Services	On Sheet C6.1: Utility Plan and Sheet C6.2: Utility Plan, please update the callouts for all 6 onsite fire hydrants to specify them as private. For example, proposed private fire hydrant assembly. On Sheet C6.2: Utility Plan, please update the callout for the existing offsite fire hydrant to specify it as public. For example, existing public fire hydrant assembly. I see that this distinction is provided in note 16 on both sheets but having the callouts specifying public or private ownership is a preference of the fire department.	Unresolved
19.	Environmental Services	On Sheet C6.1: Utility Plan, please draw in and callout a 10"X8" reducer on the potable water main. The water main transitions from a 10" down to an 8" without specifying the means. On Sheet C6.2: Utility Plan, please draw in and callout an 8"X6" reducer on the fire service main. The fire service main transitions from an 8" down to a 6" without specifying the means.	Unresolved
20.	Environmental Services	On Sheet C6.2: Utility Plan, please review and correct the proposed NE INV invert for manhole S-8 as it should be flowing in from the NE, not out. Also, please provide drop connection inverts for the NW and NE sewer laterals as they exceed the 2 ft height difference between inverts flowing across a manhole. Or another option is to run the sanitary sewer laterals for the NW and NE connections at a steeper slope so that they are within the 2 ft height difference at the manhole in order to avoid having to do drop connections altogether. Please note that our minimum sanitary sewer lateral slope is 1% but you may run the lines at a higher slope if so desired (i.e. you can't go below 1% but you can go higher if needed).	Unresolved
21.	Environmental Services	On Sheet C6.0: Overall Utility Plan, please copy and paste your provided potable water demand determination table on to the plan sheet. Please create a similar sanitary sewer demand determination table on the same plan sheet but use the sanitary sewer GPD/unit value of 215. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference.	Unresolved
22.	Environmental Services	Sheet C8.1 and Sheet C8.2: Seminole County Details has outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml . Once you have access, please add the following updated Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 202, SD 204, SD 207, SD 208, SD 211, SD 216, SD 301, SD 302, SD 304, SD 305, SD 306, SD 504 and SD 506.	Unresolved
23.	Environmental Services	On Sheet L2.00: Overall Irrigation Plan and Sheet L2.01/Sheet L2.02: Irrigation Plan, please update the proposed irrigation meter location to be closer to International Parkway. This development is required to connect to the Seminole County reclaim irrigation, not	Unresolved

		potable water irrigation. We have a 20" DIP reclaim water main running along the west side of International Parkway available for connection. Please show a 1" reclaim irrigation meter off of International Parkway and also please note that per SD 207: Commercial Cross Connection Control, our reclaim irrigation meters do not require back flow preventers so that can be removed if desired.	
24.	Environmental Services	On Sheet L2.00: Overall Irrigation Please, please provide a calculation note or table for the anticipated reclaim irrigation demand in GPD.	Unresolved
25.	Environmental Services	On Sheet C6.1: Utility Plan and Sheet C6.2: Utility Plan, please draw in and callout the 1" reclaim irrigation meters and the 20"X1" service saddle taps off of the 20" DIP reclaim water main running along the west side of International Parkway. Please see SD 207, SD 208 and SD 504 for reference. Please note that the 1" reclaim water meters will require new utility easements unless they are installed in existing utility easement areas or out in the ROW.	Unresolved
26.	Environmental Services	On Sheet C6.2: Utility Plan, were the 6 water service lines already stubbed out for the water meters? Please clarify. If not, please specify that the connection for the 2" water meter/service line will be made with an 8"X2" service saddle and that the connections for the 1-1/2" water meters/service lines will be made with 8"X1-1/2" service saddles. Please note the connections will be laid out similar to SD 214: Large Commercial Meter Bank but without the end of line blow off. Successive service saddle taps must be separated by a minimum 18" between each other.	Unresolved
27.	Environmental Services	On Sheet C6.2: Utility Plan please correct the 18 LF of 8" water main callout to be 18 LF of 8" sanitary sewer main instead.	Unresolved
28.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Unresolved
29.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
30.	Natural Resources	Changemark Plant schedule Please provide caliper size of proposed plantings.	Unresolved
31.	Natural Resources	Based on aerial imagery, it appears that some of the trees onsite may be dead or in decline. Dead and declining trees are exempt from tree replacement requirements.	Info Only

32.	Natural Resources	Please use tree replacement table calculated by staff found in the Resources folder. The original Excel sheet used to calculate the tree table is also available by emailing sharttung@seminolecountyfl.gov.	Unresolved
33.	Planning and Development	Please submit architectural renderings.	Unresolved
34.	Planning and Development	Per SCLDC Sec. 40.18, following approval of the site plan, the Developer shall have one (1) year to commence construction on each lot. If substantial site development has not begun within one (1) year for each lot, the site plan approval will expire. An extension may be considered by the Development Review Manager if submitted prior to the one (1) year approval date. If site development is completed on one lot prior to the commencement of site development on the second lot; the 1 year approval period for the undeveloped lot shall begin at time of the issuance of a certificate of completion for the site work on the first lot.	Unresolved
35.	Planning and Development	Under the Site Data table please provide the following: Lot 2 Proposed Use: Multi Family Residential Max allowable density & number of units & proposed density & number of units. (provide calculation breakdown) Total building square footage. List each garage, its height and its square footage. Lot 3 Proposed Uses: Maximum allowable F.A.R. & Proposed F.A.R. calculation List each building and its use and total square footage. Please label each building and use clearly.	Unresolved
36.	Planning and Development	Please provide a plan sheet showing all building dimensions.	Unresolved
37.	Planning and Development	Please include All of Lot 2 on sheet "008 C4.1 SITE PLAN" and include only Lot 3 on sheet "009 C4.2 SITE PLAN".	Unresolved
38.	Planning and Development	Changemark Changemark #01 Please amend as follows: NORTH - SEMINOLE COUNTY TRAIL EAST - INTERNATIONAL PARKWAY SOUTH - PD FLU & PD ZONING WEST - SUBURBAN ESTATES & A-1 (AGRICULTURE)	Unresolved
39.	Planning and Development	Changemark Changemark #02 REMOVE THIS STATEMENT	Unresolved
40.	Planning and Development	Changemark Changemark #03 PLEASE AMEND AS FOLLOWS: LOT 2 - MULTI FAMILY - 85 FT/ 6 STORIES LOT 3 - RETAIL/RESTAURANT/BANK - 85 FT / 6	Unresolved

		STORIES.	
41.	Planning and Development	Changemark Changemark #04 PLEASE LIST SETBACKS AND BUFFERS SEPARATELY FOR LOT 2 AND LOT 3 IN ACCORDANCE WITH D.O. AND DEFINE INTERNAL SETBACKS AND BUFFERS IN ACCORDANCE WITH THE FDP.	Unresolved
42.	Planning and Development	Changemark Changemark #05 Delete "city of".	Unresolved
43.	Planning and Development	Changemark Changemark #06 Delete this note.	Unresolved
44.	Planning and Development	The number of units for Lot 2 is not consistent with the FDP; please amend.	Unresolved
45.	Planning and Development	Please amend parking calculation in accordance with FDP. A 10% parking reduction was approved for the multi-family on Lot 2. Please correct the parking calculation to be consistent with the reduction. If a portion of the required parking from Lot 2 is being proposed on Lot 3, these spaces must be identified on the plan and reserved as "Reserved for Apartment Residents Only". A parking agreement between Lot 2 and Lot 3 must be recorded prior to FDP approval.	Unresolved
46.	Planning and Development	Please add a note to the Overall Site Plan as follows: All garages on Lot 2 shall be accessed internally from Lot 2.	Unresolved
47.	Planning and Development	Please dimension the individual garage units.	Unresolved
48.	Planning and Development	Changemark Changemark #01 Please label what this area is.	Unresolved
49.	Planning and Development	On plan sheet 008 C4.1 Site Plan; please differentiate between ground floor patios and upper floor balcony's.	Unresolved
50.	Planning and Development	Ground floor patios and private fenced areas shall not be included as part of the required open space.	Info Only
51.	Planning and Development	Please provide a plan sheet with the details of the "Pool Court" area on Lot 2, or show on plan sheet 008 C4.1 Site Plan sheet.	Unresolved
52.	Planning and Development	Changemark Changemark #01 Please move this note so the parking spaces can be seen clearly.	Unresolved

53.	Planning and Development	Changemark Changemark #02 Please amend note # 18 to clarify if Lots 2 and 3 are to be constructed separately or at the same time.	Unresolved
54.	Planning and Development	Changemark Changemark #03 Please label what these are.	Unresolved
55.	Planning and Development	Changemark Changemark #04 Is this a structure? Please label what this is.	Unresolved
56.	Planning and Development	Changemark Changemark #05 Please define what this is.	Unresolved
57.	Planning and Development	Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (a)– Light spillage: Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. The lighting along the south perimeter of Lot 2 and north perimeter of Lot 3 exceeds the allowable foot-candles, please amend.	Unresolved
58.	Planning and Development	Changemark Changemark #02 Please show the footcandles just past the lot line perimeter to demonstrate compliance.	Unresolved
59.	Planning and Development	Total acreage for both parcels is 5.95 ac and net buildable is shown as 5.39 ac, why is 0.56 acres excluded? Please state on plan what the 0.56 acres is.	Unresolved
60.	Planning and Development	On overall site plan sheet please label each lot and label Allure Lane as Lot 1.	Unresolved
61.	Planning and Development	Per the approved Development Order, each lot must provide a minimum of 25% open space. Please amend the Open Space calculation under the Site Data table to reflect the required and provided open space calculation for each lot and list what is being counted as the open space for each lot.	Unresolved
62.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us	Info Only
63.	Planning and Development	Outdoor Lighting will require a separate permit. Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (a)– Light spillage: Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Per Seminole	Info Only

		County Land Development Code (SCLDC) Sec. 30.15.1 (b)– Height of lighting sources: (1) Height of fixture will be measured at the vertical distance from the normal finished grade directly below the centerline of the luminaire to the top of the light fixture. Height of the pole will be measured at the vertical distance from the finished grade to the highest point inclusive of the pole, fixture, and mounting arm. (2) All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	
64.	Planning and Development	Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. Dumpster enclosures will require a separate permit.	Info Only
65.	Planning and Development	Please provide a plan sheet providing details of the proposed fencing and the dumpster enclosures.	Unresolved
66.	Planning and Development	The Trail parking spaces on Lot 3 shall be reserved with signage for trail parking during designated hours. Please provide an illustration of the signage.	Unresolved
67.	Public Safety - Addressing	What is the location of the front entrance of the commercial building? What will the site plan be titled, considering that two facility names may be required?	Question
68.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
69.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
70.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only

71.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
72.	Public Safety - Addressing	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half (1/2) inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (1/2) inch in width. SCLDC 90.5 (2)	Info Only
73.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
74.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Info Only
75.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
76.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant residential buildings will be issued a building number from the standard grid map and further assigned (3) digit unit numbers. SCLDC SEC 90.5(2)	Info Only
77.	Public Safety - Addressing	(Development Name) The suggested multi-tenant commercial structure on Lot 3 will necessitate a distinct facility name, while the proposed residential building on Lot 2 may also require its own facility name. Is there a connection between the proposed	Unresolved

		apartments and the existing Allure on the Parkway Apartments? The response to this inquiry will determine whether a street is needed for the apartment complex. The approved name for each lot shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)	
78.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(Florida Statute 177.051)	Info Only
79.	Public Safety - Addressing	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. If the address fee is paid prior to building permit submittal, the addressing fee for a shell building address and 179 units is \$1350.00. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. We are now accepting credit card payments online. The fee can be paid via credit card through our website https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
80.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done.	Info Only

		It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ . The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	
81.	Public Safety - Addressing	The submitted C4.2 & C3.2 are missing a street name. Kindly include the street name International Parkway.	Unresolved
82.	Public Safety - Addressing	Please reach out to Amy Curtis at 407-665-5191 prior to making any revisions to the plans and before resubmitting them. Certain comments may be deemed unnecessary or may be altered based on the information you provide and the clarification of the questions we have.	Unresolved
83.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
84.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees for the commercial building will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
85.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plan for every tenant space, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the building permit construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	Info Only
86.	Public Safety - Fire Marshal	* Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5	Unresolved

		in. Overall length: 48 ft 6in. Current turning radius states 41 ft truck not the 48 ft truck as listed above. Please revise. Also the entrance turn into the community is too tight. It shows the fire truck completely going into the other lane of traffic. With this being an apartment complex with the amount of parking and proposed units/occupants this could delay emergency services entering the site. Please revise.	
87.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 Please ensure no parking signage also provided in front of all garages including #4.	Unresolved
88.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1) Please clearly indicate the proposed POS for each structure.	Unresolved
89.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the property. Gates shall be a minimum 20 ft wide and all electric gates shall be provided with a fire department knox key and SOS system. All in accordance with NFPA 1, chapter 18. It appears there at 2 gates one just passed the front round about and another on the exit area to the rear.	Unresolved
90.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
91.	Public Works - Engineering	Comment There are multiple references to other agencies on the plans. Please see erosion control plan (Dewatering) for a reference. Multiple City of Seminole County on site plan sheets and stormwater report. Please review all plans and reports for incorrect references.	Unresolved
92.	Public Works - Engineering	There are concerns with the existing island at the entrance. The movements from multiple directions will be blocked or hampered. Please adjust the island and or access points to address this concern.	Unresolved
93.	Public Works - Engineering	Please add raised traffic calming speed hump type crosswalks on the first 2 internal proposed crosswalks to slow traffic since there is now parking along the main drive aisle.	Unresolved

94.	Public Works - Engineering	Please better dimension the main drive aisle.	Unresolved
95.	Public Works - Engineering	There are Live Oak trees proposed in the area of the exfiltration system. Trees with extensive roots cannot be used in the area of the exfiltration system. Please change the trees in this area and provide additional protection from the roots.	Unresolved
96.	Public Works - Engineering	Multiple ADA spaces do not meet the required maximum 2-percent slope in any directions. Please review and revise all. Also add additional spot elevations on all corners of the spaces as well as the access aisles. There is some concern with the inlets so close to several of these spaces. Clearly show that the grading works reasonably and does not exceed the required slopes for all ADA parking and access aisles. This includes the ones to the other buildings and ROW.	Unresolved
97.	Public Works - Engineering	Staff has concerns with the number of ADA spaces provided for the 2 separate sites. Staff does not believe that the ADA garage space qualifies and there is no ADA path from the garage to the building. Please add one more ADA space for the multifamily building. The commercial site only has 2 spaces and based on the 59 spaces for that lot it would need 1 more. Also the spaces should be spaced for better access to the different units. Please revise accordingly.	Unresolved
98.	Public Works - Engineering	Section C-C references sheet C5.7. This is not a sheet. Sheet 7.3 that seems to show the section C-C does not seem to represent the location shown to scale. Please also show a section thru the garages. Please provide actual sections thru critical points. The northeast corner on the north side of the site seems to be closer to 2 to 1 slopes to grade. Be sure that the slopes will support the landscaping proposed.	Unresolved
99.	Public Works - Engineering	It is not clear if the garage roofs will flow to the site collection system. Provide roof lines and show that all impervious area will be collected into the onsite system.	Unresolved
100.	Public Works - Engineering	More than one inlet has incorrect elevation information. See D-10 and D-11 for examples. Please verify all inlet information. Staff does not understand the location and elevation of Structure D-14. Please review and revise accordingly.	Unresolved
101.	Public Works - Engineering	If the existing main drive aisle is to remain, please provide additional grading showing the high and low points. It appears that it is inverted crown. How will the additional impervious be collected.	Unresolved
102.	Public Works - Engineering	Staff has concerns with the parking on the main drive aisle. The spaces on the main aisle should be a minimum of 20' to not stick out into traffic or be marked as compact spaces. There are also concerns with the proximity of several of the spaces to the entrance. Please remove at least the 4 spaces on the south side of	Unresolved

		the drive aisle closest to International Parkway.	
103.	Public Works - Engineering	Boring B-05 has an estimated seasonal high-water table at approximately 75'. While this seems high compared the rest of the borings it is the closest to the commercial lot exfiltration system. Please have the geotechnical engineer get 1t least 2 more borings in the area of the commercial site's exfiltration system. Provide an adjusted seasonal high-water table estimate in this area. Be sure to provide all modeling parameters for this area as well.	Unresolved
104.	Public Works - Engineering	The stormwater report states that the seasonal high-water table is 69.5' but the geotechnical report shows the boring in the area of the exfiltration trench at least elevation 71' please verify and adjust the system accordingly.	Unresolved
105.	Public Works - Engineering	Based on the geotechnical recommendation and the County Code for exfiltration system a safety factor of 2 is required. Please adjust the permeability rate modeled accordingly.	Unresolved
106.	Public Works - Engineering	The site is in a landlocked basin. The typically required storm event design is the 100-year, 24-hour total retention. The permit for the International Parkway system was allowed at that time to be the volumetric difference for the 25-year, 96-hour storm event. While the drainage report references the storm it is not shown in the output. Please model the 25-year, 96-hour storm event and show the results.	Unresolved
107.	Public Works - Engineering	The report does not specifically reference Seminole County and does not address all of the required storms. Please adjust the narrative of the report.	Unresolved
108.	Public Works - Engineering	Provide a hydraulic analysis for the stormwater pipe system.	Unresolved
109.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be possible on the resubmittal.	Unresolved
110.	Public Works - Engineering	Please add the sidewalk to the south side of the lot 2 building for conductivity.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development		Joy Giles jgiles@seminolecountyfl.gov

Public Works - Impact Analysis	No Review Required	William Wharton
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis Acurtis@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2014 bnoggle@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@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:
10/17/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Sarah Hartung, James Van Alstine, Matthew Maywald, Jim Potter, Amy Curtis, Maya Athanas,
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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