

Sign In Sheet

PROJECT NAME:	MARSDEN BUILDING - PD REZONE	PROJ #: 25-20500005
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	Z2025-07	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	18-21-30-515-0B00-0060	
PROJECT DESCRIPTION	PROPOSED PD REZONE FROM C-2 TO PD FOR COMMERCIAL USE ON 0.47 ACRES LOCATED ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
NO OF ACRES	0.47	
BCC DISTRICT	4: LOCKHART	
LOCATION	ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DANIEL MARSDEN MARSDEN CONSTRUCTION COMPANY 617 PRAIRIE LAKE DR FERN PARK FL 32730 (321) 231-1607 DMARSDEN2000@YAHOO.COM	JOHNNY HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD STE 211 WINTER SPRINGS FL 32708 (407) 376-1777 JOHNNY@AMERICANCIVILENGINEERING.COM	

Name

Phone #

Address

Jim Rhodes

407.253-7815

716 Gladwin Ave

Note Summary:

Jim Rhodes arrived around 6:02pm and inquired what the end users may be going into the final product.

He left around 6:08pm

No other visitors occurred.

Estimated schedule (subject to change on design review)

This meeting 9/10

PD approval October 2025

Engineering plan approvals with county and state March 2026

Construction begins May 2026

Completion December 2026



VICINITY MAP (1:100)

MAP NOTES

1. PROJECT SPACING WILL COMPLY WITH SEWAGE COUNTY LAND DEVELOPMENT CODE AND WILL REQUIRE SEWAGE PERMIT.
2. DRAINAGE ENCLOSURE WILL MEET SEWAGE COUNTY LAND DEVELOPMENT CODE SECTION 30.1233 AND WILL REQUIRE SEWAGE PERMIT.
3. MATERIAL SHALL BE PERMITTED ONLY IN AN ENCLOSED OR FENCED AREA.
4. THE SITE PLAN WILL MEET SEWAGE COUNTY AND SEWAGE COUNTY HEALTH DEPARTMENT REQUIREMENTS.
5. STORM WATER SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH SEWAGE COUNTY REQUIREMENTS.
6. SEWAGEWATER WILL BE CONSTRUCTED IN COMPLIANCE WITH SEWAGE COUNTY REQUIREMENTS.
7. SEWAGEWATER TREATMENT PLANT SHALL PROVIDE AN INTERNAL PRESSURE OPERATING SYSTEM.
8. ALL PORTIONS OF THE DEVELOPMENT.

DEVELOPMENT INFORMATION

1. PROJECT NAME: WARDEN BUILDING
2. TAX ID NUMBER: 18-21-30-515-0800-0060
3. TOTAL DEVELOPMENT AREA: 0.47 AC - LOT 1
4. EXISTING USE: UNDEVELOPED
5. PROPOSED USE: MIXED DEVELOPMENT
6. EXISTING LAND USE: VACANT COMMERCIAL
7. EXISTING ZONING: PO-PLANNED DEVELOPMENT
8. FUTURE LAND USE: MIXED USE DEVELOPMENT
9. EXISTING ZONING: PO-PLANNED DEVELOPMENT
10. MAXIMUM WINDSPEED SURFACE WIND: 70%
11. MAX. BUILDING HEIGHT: 25'
12. THIS SITE DOES NOT CONTAIN ANY WETLANDS NOTED. THE SITE IS IN FLOOD ZONE X. DEPEND 12117C
13. WATER & GROUNDWATER SERVICE SEWAGE COUNTY
14. THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.
15. ON-SITE SOLID WASTE CONSISTS OF 124 URBAN LAND HYDRAULIC SOIL RATING - UNBANKED
16. MAX. FIRM - 1.0 PROPOSED - 0.20
17. APPLICANT RESERVES THE RIGHT TO UTILIZE UNDERGROUND STORAGE AS WELL
18. PARKING REQUIRED FOR OFFICE 49 SPACES/1000 SQ. FT. FOR FIRST 1000 SQ. FT. FOR WAREHOUSE 15 SPACES/ 2 EMPLOYEES
19. URBAN CODE: NET BUILDABLE AREA IN THE SITE DATA TABLE IN ACCORDANCE WITH THE FOLLOWING: THE TOTAL NUMBER OF LOTS EXCLUDING NATURAL LOTS 0 AC AND WETLAND 0 AC OR FLOOD PRONE AREAS 0 AC.

DEVELOPMENT AREA DATA

PROJECT LAND AREA DATA	20,485.87 SF	100%	(0.47 AC)
BUILDING FOOTPRINT AREA	4,000 SF	19%	
PARKING AND DRIVE AREAS	6,446 SF	31%	
SEWERAGE/STORMWATER	820 SF	4%	
TOTAL IMPERVIOUS AREA	11,666 SF	57%	(0.267 AC)
TOTAL PERVIOUS AREA	8,820 SF	43%	(0.202 AC)
REQUIRED OPEN SPACE=25% . PROVIDED = 43%			

LANDSCAPE BUFFERS

BUILDING SETBACKS REQUIRED/PROVIDED	LANDSCAPE BUFFERS
FRONT (WEST)	25 FT / 50 FT
FRONT (EAST)	0 FT / 0 FT
REAR (WEST)	10 FT / 10 FT
REAR (EAST)	5 FT / 5 FT
PERIMETER LANDSCAPE	5 FT / 5 FT

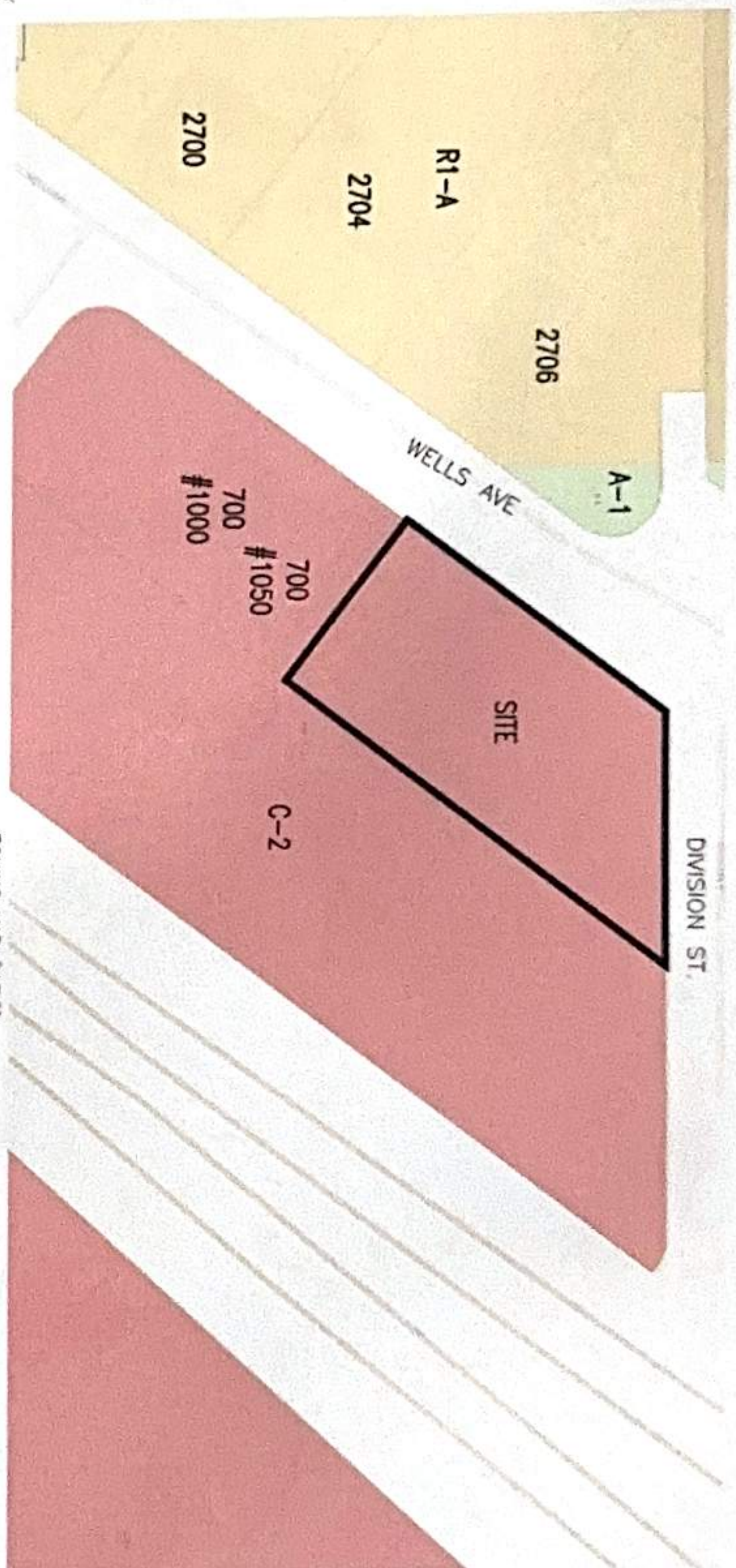
ADJACENT ZONING / LAND USE

NORTH	C2 / RETAIL COMMERCIAL
SOUTH	C2 / RETAIL COMMERCIAL
EAST	C2 / RETAIL COMMERCIAL
WEST	BA / VACANT INDUSTRIAL

FLOOD ZONE

ACCORDING TO THE FEMA FIRM D 12117C THE PROPERTY IS IN THE FLOOD ZONE X.

ZONING MAP (NTS)



ANALYSIS OF THE IMPACT OF THE PROPOSED PLANNED DEVELOPMENT ON ROADS, SCHOOLS, UTILITIES, AND OTHER PUBLIC FACILITIES

THE PROPOSED DEVELOPMENT IS A LOW-INTENSITY PROJECT SERVING AS A TRUCK OFFICE AND WAREHOUSE FOR A LOCALLY OWNED AND OPERATED BUSINESS. IT PROVIDES AN APPROPRIATE TRANSPORTATION FROM THE HIGH-INTENSITY CORNER OF US 17-92 INTO THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTHWEST.

THE PROJECT INCLUDES 1,866 SQUARE FEET OF OFFICE SPACE AND 2,122 SQUARE FEET OF WAREHOUSE SPACE. BASED ON THE 1990 CENSUS DATA, 11TH EDITION, THE FOLLOWING LAND USE CODES AND AVERAGE DAILY TRIP RATES ARE USED:

LOT 150 (WAREHOUSE): 1.74 TRIPS PER 1,000 SF GFA

LOT 710 (GENERAL OFFICE BUILDING): 9.74 TRIPS PER 1,000 SF GFA

ESTIMATED DAILY TRIPS:

WAREHOUSE (2,122 SF) = ~3.71 DAILY TRIPS

OFFICE (1,866 SF) = ~18.19 DAILY TRIPS

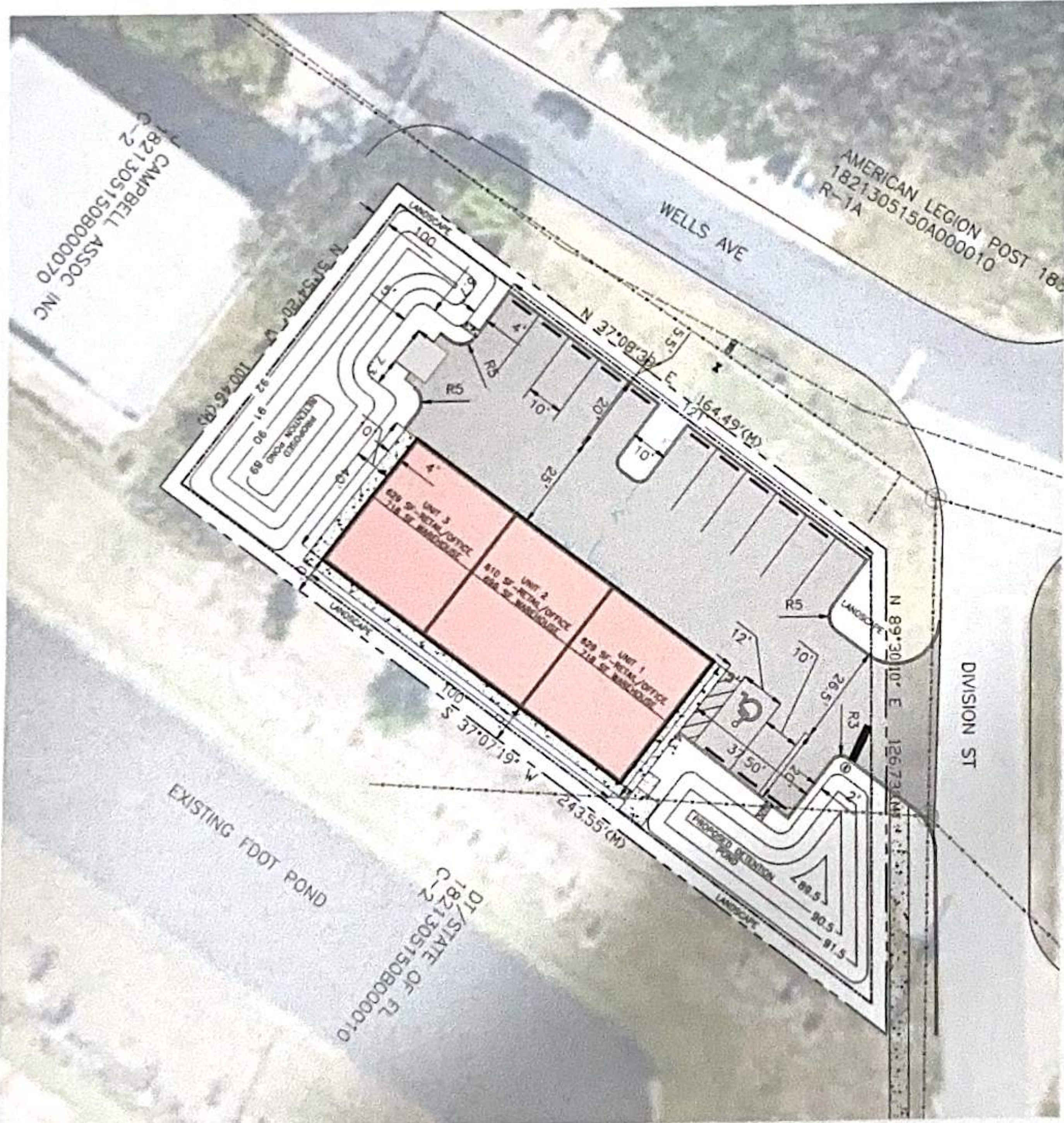
TOTAL ESTIMATED DAILY TRIPS: ~21.9 (ROUNDED TO 22 TRIPS/DAY)

THIS LOW VOLUME OF TRAFFIC IS NOT EXPECTED TO CREATE ANY MEASURABLE IMPACT ON THE SURROUNDING ROAD NETWORK OR LEVEL OF SERVICE.

SCHOOLS: THERE IS NO RESIDENTIAL COMPONENT IN THE PROJECT THEREFORE, THE DEVELOPMENT WILL NOT GENERATE ANY STUDENT POPULATION AND WILL HAVE NO IMPACT ON LOCAL SCHOOLS.

UTILITIES: THE PROJECT INCLUDES NO FOOD PREPARATION AND NO HIGH-WATER-DEMAND PROCESSES THEREFORE WATER AND SEWER DEMAND WILL BE MINIMAL AND CAN BE ACCURATELY SERVED BY EXISTING INFRASTRUCTURE. THE DEVELOPMENT IS NOT EXPECTED TO REDUCE UTILITY UPGRADES.

OTHER PUBLIC FACILITIES: DUE TO ITS SMALL SCALE AND LOW INTENSITY, THE PROJECT WILL NOT MATERIALLY IMPACT OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES, OR EMERGENCY SERVICES.



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ENGINEER: JOHN J. ROBERTS, P.E.
CHECKED BY: TOM SHANNON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 22100

AMERICAN CIVIL ENGINEERING CO.
207 N. MOORE RD., SUITE 201, WINTER SPRINGS, FLA 32789
(407) 327-7700
cost of preparation number 8720

PD PLAN
MARSDEN BUILDING
WELLS AVENUE, CASSELBERRY, FLORIDA 32707

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