



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, May 28, 2025

9:00 AM

TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00AM (TEAMS) MARSDEN BUILDING - PD REZONE

[2025-509](#)

Project Number: 25-20500005

Project Description: Proposed Rezone from C-2 to PD for a trades office and warehouse on 0.47 acres located on the southeast corner of Division St and Wells Ave

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

Parcel ID: 18-21-30-515-0B00-0060

BCC District: 4-Lockhart

Applicant: Daniel Marsden (321) 231-1607

Consultant: Johnny Herbert (407) 376-1777

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

9:20AM (TEAMS) MAITLAND SUNOCO - PRE-APPLICATION**[2025-510](#)****Project Number:** 25-80000057**Project Description:** Proposed Site Plan for three permanent food trucks at an existing gas station on 3.34 acres in the C-2 Zoning District located on the east side of S US Hwy 17-92, south of Spartan Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 19-21-30-300-0700-0000**BCC District:** 4-Lockhart**Applicant:** Keshore Meetoo (754) 308-2924**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-509

Title:

9:00AM (TEAMS) MARSDEN BUILDING - PD REZONE

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BCC District: 4-Lockhart

Applicant: Daniel Marsden (321) 231-1607

Consultant: Johnny Herbert (407) 376-1777



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

PROJ. #: 25-20500005

Received: 4/25/25

Paid: 4/28/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Marsden Building	
PARCEL ID #(S): 18-21-30-515-0B00-0060	
LOCATION: On the Southeast corner of Division St. and Wells Ave.	
EXISTING USE(S): Stormpond & Undeveloped	PROPOSED USE(S): Commercial
TOTAL ACREAGE: 0.47 Acre	BCC DISTRICT: 4: Lockhart
WATER PROVIDER: Seminole County Casselberry	SEWER PROVIDER: Seminole County
CURRENT ZONING: C-2	PROPOSED ZONING: C-2 Commercial PD
CURRENT FUTURE LAND USE: Vacant Commercial MXD	PROPOSED FUTURE LAND USE: MXD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Daniel Marsden	COMPANY: Marsden Construction Company	
ADDRESS: 617 Prairie Lake Dr, Fern Park		
CITY: Fern Park	STATE: Florida	ZIP: 32730
PHONE: (321) 231-1607	EMAIL: dmarsden2000@yahoo.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Johnny Herbert	COMPANY: American Civil Engineering Co.	
ADDRESS: 207 N Moss Rd STE 211		
CITY: Winter Springs	STATE: Florida	ZIP: 32708
PHONE: (407) 376-1777	EMAIL: johnny@americancivilengineering.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Daniel Marsden		
ADDRESS: 617 Prairie Lake Dr, Fern Park		
CITY: Fern Park	STATE: Florida	ZIP: 32730
PHONE: (321) 231-1607	EMAIL: dmarsden2000@yahoo.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

VESTING: _____

TEST NOTICE: _____

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

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

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

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

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

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



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

3-31-25
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, Daniel Marsden, the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-515-0B00-0060 hereby designates Johnny Herbert PE - American Civil Engineering Co. 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 checked="" 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 checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input 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.

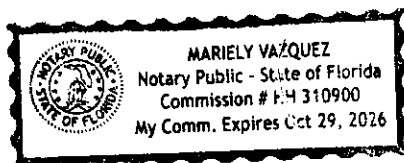
3-31-25
Date

[Signature]
Property Owner's Signature

Daniel Marsden
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Daniel J Marsden (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 31 day of March, 2025.



[Signature]
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
Daniel Marsden	617 Prairie Lake Dr. Fern Park 32730	321-231-1607
Diana Marsden	(Same)	321-231-1794

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

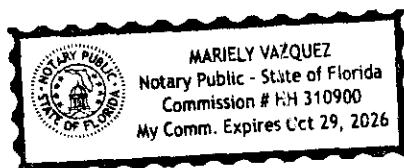
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

3-31-25
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 31 day of March, 2025, by Daniel S Marsden, who is ☒ personally known to me, or ☐ has produced Furl as identification.



Signature of Notary Public

Mariely Vazquez
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: **18-21-30-515-0B00-0060**
 Property Address:
 Owners: **MARSDEN , DIANA; MARSDEN , DANIEL**
 2025 Market Value \$144,123 Assessed Value \$105,615 Taxable Value \$105,615
 2024 Tax Bill \$1,268.25
 Vac General-Commercial property has a lot size of 0.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-515-0B00-0060
Property Address	
Mailing Address	617 PRAIRIE LAKE DR FERN PARK, FL 32730-2027
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$144,123	\$96,014
Just/Market Value	\$144,123	\$96,014
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,268.25
Tax Bill Amount	
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

MARSDEN , DIANA - Tenants in Common :50
 MARSDEN , DANIEL - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6
BLK B
PRAIRIE LAKE PARK
PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$105,615	\$0	\$105,615
Schools	\$144,123	\$0	\$144,123
FIRE	\$105,615	\$0	\$105,615
ROAD DISTRICT	\$105,615	\$0	\$105,615
SJWM(Saint Johns Water Management)	\$105,615	\$0	\$105,615

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/1/2017	\$600	09046/0277	Vacant	No
WARRANTY DEED	10/1/2011	\$100	07654/1725	Vacant	No
SPECIAL WARRANTY DEED	1/1/1994	\$50,000	02710/1631	Vacant	Yes
QUIT CLAIM DEED	10/1/1993	\$100	02668/1759	Vacant	No

Land

Units	Rate	Assessed	Market
20,299 SF	\$7.10/SF	\$144,123	\$144,123

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

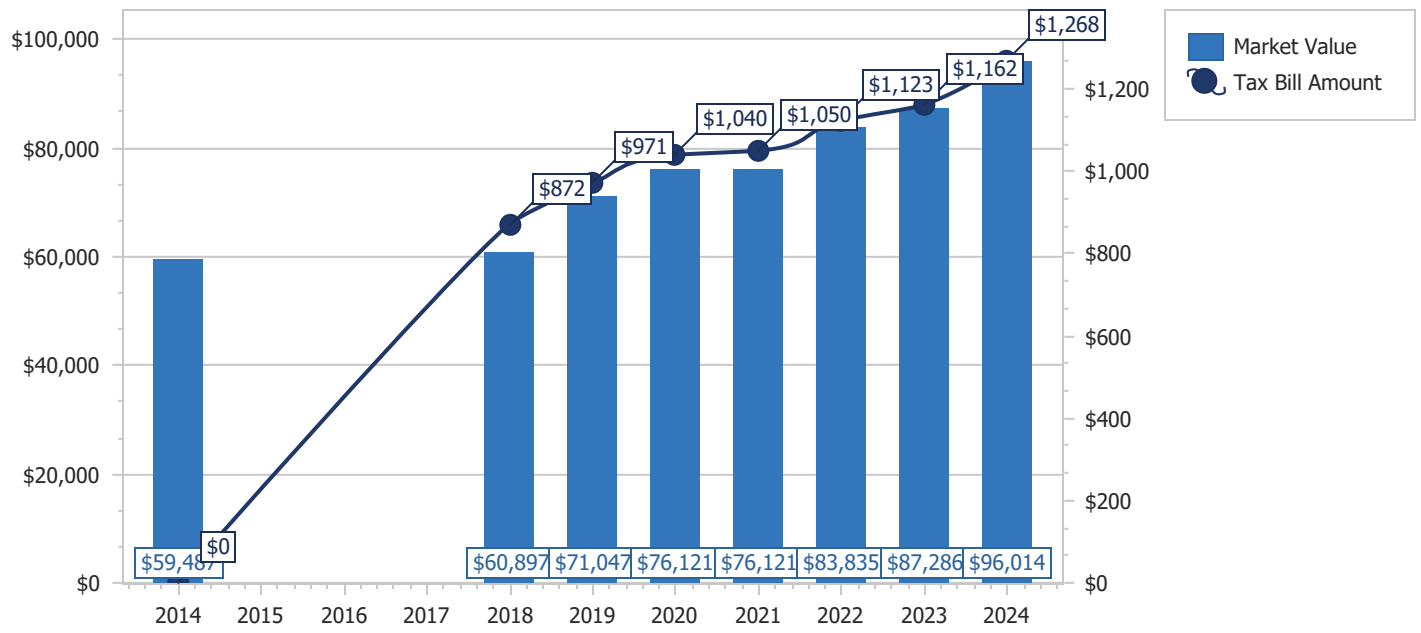
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 4/28/2025 4:39:27 PM
Project: 25-20500005
Credit Card Number: 41*****0715
Authorization Number: 38763G
Transaction Number: 280425O13-7018905B-B16B-4AF0-91E3-536AEC0AE31D
Total Fees Paid: 4149.60

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	74.60
REZ & MASTER DEVEL PLAN 14	4075.00
Total Amount	4149.60

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:	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	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please clarify the uses allowed within the PD and provide building height max. This is required in order to accurately calculate required buffer opacity. Please see the below link on how to calculate the Land Use Intensity (LUI). https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Unresolved
2.	Buffers and CPTED	The adjacent developed parcel to the south has an approximate LUI of XIII based on the general commercial use and FAR. Wells Avenue and Division Street are local roads. Given these values, a buffer opacity corresponding to each side will be calculated based on proposed project data provided. There are two tables that determine required opacity based on those Land Use Intensities, see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). See the following link for standard bufferyards/widths: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD Both opacities and widths are required to be shown on the Master Development Plan. Please show these.	Unresolved
3.	Buffers and CPTED	Please make the following notes on the Master Development Plan: "Parking Lot Landscaping will meet the requirements of SCLDC Section 30.30.11.5" "Buffer Composition will be determined at the time of site plan application." "Landscape buffers will meet the requirements of SCLDC sections 30.14.5 and 30.14.3.1"	Unresolved
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	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
8.	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
9.	Comprehensive Planning	<p>Per 30.8.2.6 Site Design Requirements</p> <p>(a) Site Design Guidelines. The site should be organized to create an enhanced pedestrian realm and maximize pedestrian access. Buildings should be located close to sidewalks as stipulated by maximum setbacks and other design criteria...</p> <p>Please orient the building to be adjacent to the road frontage to comply with Comprehensive Plan Policy FLU 4.2.2 (F)(4) "...Any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment. Alternatively, the Development Services Director has determined the pond side of the property may be used for frontage, In this case, the main building facade would face the pond band the sidewalk would need to connect to the sidewalk on 17-92.</p>	Unresolved
10.	Comprehensive Planning	<p>Since the development must achieve a walkable design per the Comprehensive Plan, please adjust the setbacks to the following:</p> <p>Along Wells Ave and Division St: Minimum setback measured from back of curb: 17 feet. Maximum setback measured from back of curb: 25 feet.</p> <p>HOWEVER: Per 30.8.2.5 (d)(2): Where the distance between the property line and the curb is greater than the maximum setback, the maximum setback shall be two (2) feet from the property line. All setbacks are subject to the requirement that no structure shall encroach onto the public right-of-way, nor shall any structure encroach into any utility easement without approval by the County.</p> <p>Alternatively, the Development Services Director has determined the pond side of the property may be used for frontage, In this case, the main building faade would face the pond band the sidewalk would need to connect to the sidewalk on 17-92.</p>	Unresolved
11.	Comprehensive Planning	The primary faade of the building must be located between the minimum setback and maximum setback. However, access to the building may also be provided from the side facing the rear/ parking area.	Unresolved

		<p>This is required because the Comprehensive Plan requires PD's in the MXD FLU to meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.</p> <p>Alternatively, the Development Services Director has determined the pond side of the property may be used for frontage. In this case, the main building faade would face the pond band the sidewalk would need to connect to the sidewalk on 17-92.</p>	
12.	Comprehensive Planning	Add a note that bicycle and motorcycle parking shall be provided consistent with Table 11.7A. This is required because the Comprehensive Plan requires PD's in the MXD FLU to meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment	Unresolved
13.	Comprehensive Planning	The MXD FLU allows new single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres. The proposed uses of office, retail, and warehouse are permitted in this FLU.	Info Only
14.	Comprehensive Planning	Please state the Future Land Use Designation as Mixed-Use Development (MXD) in the "development Information" table of the mater development plan.	Unresolved
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	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
17.	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
18.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
19.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Unresolved
20.	Planning and Development	Please provide max building height in the site data table.	Unresolved
21.	Planning and Development	Please delineate approximate floodplain lines.	Unresolved
22.	Planning and Development	This parcel is located within the "Urban Core". Please state the net buildable acreage in the Site Data Table in accordance with the following definition: The total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.	Unresolved

23.	Planning and Development	Please add a note to the MDP stating "Bicycle parking will be provided in accordance with SCLDC Sec. 30.11.7.1." https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Unresolved
24.	Planning and Development	On the PD Plan, under the development information, please provide the off-street parking requirements for office/retail and warehouse uses. Per the SCLDC Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. Please provide the required and proposed off-street parking calculations for both retail/office and warehouse uses. Per Sec. 30.11.3 - Table 11.3-A: General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft.: 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft.: 3 spaces / 1,000 sq. ft. Warehouse: Manufacturing Concerns and Warehouses: 1 space / 2 employees (Sec. 30.11.3 (d) - Where referenced, "employees" refers to the total number of employees on the largest shift.) Plus 1 space / company vehicle	Unresolved
25.	Planning and Development	On the PD plan, please provide a scale for the vicinity map.	
26.	Planning and Development	Unit number 1 is duplicated on the plan. Please revise to Unit 3.	
27.	Planning and Development	Under the Development Information section of the PD Plan, please update the existing land use designation from 'Commercial' to 'Mixed Development' and revise the existing zoning classification from C-2 (General Commercial) to PD (Planned Development).	
28.	Planning and Development	On the PD Plan, please provide a north arrow and a scale.	
29.	Planning and Development	On the PD Plan, please provide a note that states, "The stormwater system shall be designed in compliance with Seminole County".	
30.	Planning and Development	On the PD Plan, please provide a note that states, "Sidewalks will be constructed in compliance with Seminole County."	
31.	Planning and Development	On the PD Plan, please provide a note that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development."	
32.	Planning and Development	A community meeting in accordance with SCLDC Sec. 30.3.5. - Community meeting procedure is required. Staff recommends sending the flyer out prior to mailing in order to check that it is meeting code requirements. The list of neighboring properties can be obtained from the Property Appraiser's office. Please see the following link for more information- https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved

33.	Planning and Development	Please add an additional hyphen after the first two digits of the parcel ID within the Site Data table. Should read "18-21-30-515-0B00-0060"	Unresolved
34.	Planning and Development	Please add a note to the MDP stating "Project signage will comply with the Seminole County Land Development Code and will require a separate permit."	Unresolved
35.	Planning and Development	Please add a note to the MDP stating "Dumpster enclosure will meet Seminole County Land Development Code Section 30.1233 and will require a separate permit."	Unresolved
36.	Planning and Development	Please add a note to the MDP stating "Any outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area."	Unresolved
37.	Planning and Development	<p>Please provide a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (</p> <p>5) Two or more of the Greater Benefit criteria as referenced in SCLDC Sec. 30.8.5.3 (b)</p> <p>https://library.municode.com/fl/seminole_county/codes/land_dvelopment_code?nodeId=SECOLADECO_CH30ZORE_PT8_SPZODI_S30.8.5PDPLDE</p>	Unresolved
38.	Planning and Development	<p>Please revise the "Statement of Intended Uses" on the PD Plan to clearly reflect Permitted Uses. This is a Planned Development (PD), the Applicant is required to state all proposed uses for the subject site. The current building layout indicates uses including retail/office and warehouse; however, the Statement of Intended Uses references only commercial retail and showroom, and does not mention the warehouse uses.</p> <p>To ensure consistency and clarity, please update the PD Plan to provide a comprehensive and consistent list of all Permitted Uses across both the narrative, and site layout documentation.</p> <p>Please further clarify the permitted uses proposed on the Master Development Plan. Please also phrase this as "Permitted Uses" and list all permitted uses in this PD.</p>	Unresolved
39.	Planning and Development	Please provide a boundary survey of the subject site along with a legal description in a separate pdf document.	Unresolved
40.	Planning and Development	<p>Please be aware:</p> <p>Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include</p>	Unresolved

		<p>aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	
41.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
42.	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
43.	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
44.	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
45.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
46.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only

47.	Public Works - County Surveyor	change the plan to only work within the area that the plat dimensions, unless you want to provide a survey of the whole block showing how the lots are prorated.	Unresolved
48.	Public Works - Engineering	Add a note to the PD Rezone stating that the site plan will meet Seminole County and SJRWMD requirements.	Unresolved
49.	Public Works - Engineering	Staff has concerns with the drainage of the site. Currently there does not appear to be a defined outfall from the site. The site may be required to hold the entire 25-year storm event onsite without discharge. There are also some other requirements that do not seem to be met with this plan. 10' berms, etc. At final engineering these will need to be addressed fully. The outfall will also need to be addressed fully. Approval of the general layout does not mean that the design is approved as is. Changes may be needed to make the system meet County requirements.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT AND STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Review Complete Recommend Approval
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/22/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Maya Athanas, Sarah Harttung, Jim Potter, Raymond Phillips
<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/urlit/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-510

Title:

9:20AM (TEAMS) MAITLAND SUNOCO - PRE-APPLICATION

Project Number: 25-80000057

Project Description: Proposed Site Plan for three permanent food trucks at an existing gas station on 3.34 acres in the C-2 Zoning District located on the east side of S US Hwy 17-92, south of Spartan Dr

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

Parcel ID: 19-21-30-300-0700-0000

BCC District: 4-Lockhart

Applicant: Keshore Meetoo (754) 308-2924

Consultant: N/A



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

PROJ. #: 25-80000057

Received: 5/8/25

Paid: 5/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Maitland Sunoco

PARCEL ID #(S): 19-21-30-300-0700-0000

TOTAL ACREAGE: ~~2.83~~ 3.34

BCC DISTRICT: 4

ZONING: C-2, County

FUTURE LAND USE: MXD

APPLICANT

NAME: KESHORE MEETOO

COMPANY: KME2 CORP

ADDRESS: 9527 Hwy 17/92

CITY: MAITLAND

STATE: FL

ZIP: 32751

PHONE: 754-308-2924

EMAIL: keshore-meetoo@yahoo.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

 Description of proposed development: Add 3 food truck to gas station
Location

STAFF USE ONLY

COMMENTS DUE: 5/16

COM DOC DUE: 5/22

DRC MEETING: 5/28

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: Casselberry

BCC: 4: Lockhart

 on the east side of US 17-92,
south of Spartan Dr

Project Narrative for Permanent Food Truck Operation at Maitland Sunoco

Applicant/Owner: Keshore Meetoo

Business Location: 9725 S Highway 1792 Maitland, FL 32751

Parcel ID: 19-21-30-300-0700-0000

Zoning Designation: C-2

Request: Approval for the operation of three (3) permanent food trucks on-site at an existing operating gas station (Sunoco), located within Seminole County.

Project Overview

This application seeks to obtain approval to host **three permanent food trucks** on the existing commercial property at the Maitland Sunoco gas station. The intent is to create a safe, well-managed, and community-oriented outdoor dining experience that enhances local food options, stimulates small business growth, and increases responsible patronage of the gas station and surrounding commercial area.

Purpose and Public Benefit

The proposed food truck installation is designed to:

- **Support local entrepreneurship** by giving independent food vendors a consistent, high-visibility space to operate.
- **Increase public access to diverse and affordable food options**, particularly for commuters, workers, and residents in the area.
- **Create a family-friendly atmosphere** with outdoor dining and shaded seating that complements the convenience services already offered by the gas station.
- **Stimulate economic activity** without placing additional demand on permanent brick-and-mortar infrastructure.

Site Layout and Use

The three food trucks will be located in the **North quadrant of the lot**, strategically positioned to:

- **Avoid any obstruction of fuel pumps, entrances, exits, or fire lanes.**
- **Provide adequate spacing (at least 10 feet between each unit)** in compliance with fire safety regulations.

- Use **existing paved surfaces**, eliminating the need for land disturbance or additional construction.

A **site plan** is attached, showing:

- Exact truck placement.
- Traffic circulation.
- Pedestrian zones.
- Designated customer parking (with minimal impact to current gas station operations).
- Optional covered seating area (subject to approval).

Operational Details

- **Hours of Operation:** 10:30 AM – 8:00 PM, 7 days/week (subject to adjustment based on community demand and compliance with noise/lighting ordinances).
- **Waste Management:** Each vendor will be responsible for managing solid waste. A shared commercial-grade dumpster will be used with added pickup days scheduled.
- **Restroom Access:** On-site restrooms within the gas station will be available to patrons, compliant with health and building codes.
- **Utilities:** Trucks will connect to a dedicated power outlet installed by a licensed electrician to avoid use of loud generators.
- **Lighting & Signage:** Minimal, downcast LED lighting will ensure visibility and safety without creating light pollution. No permanent signage will be affixed to the property; each truck will display their own branding.

Traffic and Safety

The proposed layout and circulation plan:

- Maintains **clear vehicular circulation paths**, with directional signage for both food truck patrons and fuel station customers.
- Ensures **emergency vehicle access** is unimpeded.
- Includes **bollards or temporary barricades** to physically separate food truck areas from fueling and traffic zones.
- Includes **ADA-accessible paths and seating**.

Compliance and Permitting

Each food truck vendor will obtain:

- An individual **business tax receipt** from Seminole County.
- A valid **state mobile food vendor license**.
- **Health department approvals** for food service operations.

The gas station as a host site will maintain full compliance with:

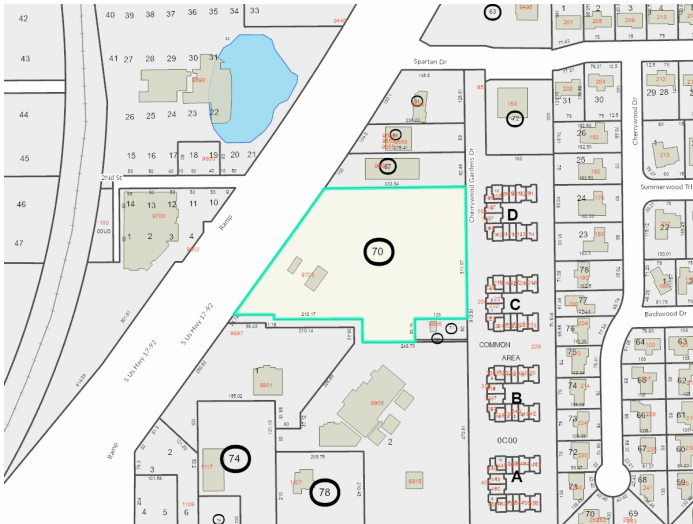
- Local zoning codes and any overlay district requirements.
- Fire Marshal and Health Department guidelines.
- Signage, parking, and waste disposal regulations.

Property Record Card



Parcel: 19-21-30-300-0700-0000
Property Address: 9725 S US HWY 17-92 MAITLAND, FL 32751
Owners: KNIGHTS REAL ESTATE INC
 2025 Market Value \$1,726,107 Assessed Value \$1,456,452 Taxable Value \$1,456,452
 2024 Tax Bill \$18,671.41 Tax Savings with Non-Hx Cap \$1,775.69
 Convenience Store With Gas property w/1st Building size of 1,568 SF and a lot size of 3.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-300-0700-0000
Property Address	9725 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	1201 OAKFIELD DR STE 109 BRANDON, FL 33511-4928
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$100,994	\$70,587
Depreciated Other Features	\$135,951	\$123,272
Land Value (Market)	\$1,489,162	\$1,354,108
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,726,107	\$1,547,967
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$269,655	\$223,920
P&G Adjustment	\$0	\$0
Assessed Value	\$1,456,452	\$1,324,047

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$20,447.10
Tax Bill Amount	\$18,671.41
Tax Savings with Exemptions	\$1,775.69

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 KNIGHTS REAL ESTATE INC

Legal Description

SEC 19 TWP 21S RGE 30E
 BEG 148.8 FT E & 278.1 FT S OF INT OF ELY R/W
 HWY 17-92 & SLY R/W SPARTAN DR RUN S
 311.07 FT W 125 FT S 50.16 FT W TO A PT 210
 FT W OF E LI OF SE 1/4 OF SW 1/4 N TO A PT
 525 FT N OF S LI OF SEC W 210.17 FT N TO A PT
 675 FT N OF S LI OF SEC W TO ELY R/W HWY
 17-92 NLY ALG R/W TO A PT W OF BEG E TO
 BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,456,452	\$0	\$1,456,452
Schools	\$1,726,107	\$0	\$1,726,107
FIRE	\$1,456,452	\$0	\$1,456,452
ROAD DISTRICT	\$1,456,452	\$0	\$1,456,452
SJWM(Saint Johns Water Management)	\$1,456,452	\$0	\$1,456,452

Sales

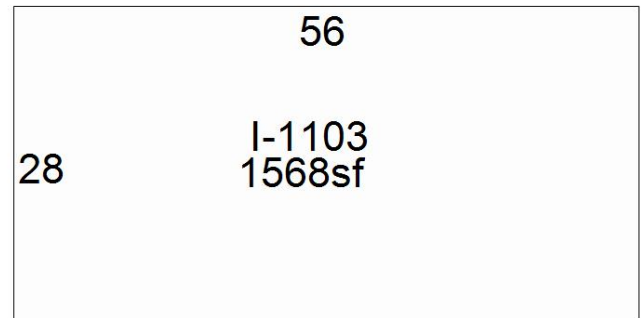
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2017	\$100	09037/0105	Improved	No
WARRANTY DEED	11/1/2017	\$100	09037/0100	Improved	No
SPECIAL WARRANTY DEED	9/1/2004	\$1,192,000	05549/1444	Improved	Yes
SPECIAL WARRANTY DEED	7/1/2001	\$206,900	04138/0447	Improved	No
WARRANTY DEED	12/1/1995	\$882,000	03001/0489	Improved	No
WARRANTY DEED	9/1/1984	\$546,400	01583/1520	Improved	No
WARRANTY DEED	9/1/1984	\$546,400	01583/1517	Improved	Yes
WARRANTY DEED	7/1/1978	\$100	01178/1985	Improved	No
WARRANTY DEED	3/1/1978	\$100	01161/1860	Improved	No

Land

Units	Rate	Assessed	Market
43,560 SF	\$25/SF	\$1,089,000	\$1,089,000
0.29 Acres	\$500/Acre	\$147	\$147
80,003 SF	\$5/SF	\$400,015	\$400,015

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1568
Total Area (ft²)	
Constuction	METAL (2) TWO SIDES - SANDWICH PANELS
Replacement Cost	\$201,988
Assessed	\$100,994

* Year Built = Actual / Effective



Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
14839	9725 S US HWY 17-92 : REROOF COMMERCIAL-Re-roof MOD. BIT. COMMERCIAL	\$7,951		9/23/2020
03268	UNDERGROUND GAS TANKS	\$98,900		4/29/2009
05426	REROOF	\$12,600		5/22/2008
05668	REROOF - SUNOCO CONVENIENCE STORE	\$7,400		5/17/2004
09915	POLE SIGN; PAD PER PERMIT 9731 S US HWY 17-92	\$0		10/1/2001
05468	ELECTRIC WIRING; PAD PER PERMIT 9755 S US HWY 17-92; CONTRACTOR - AMBER ELECTRIC, INC	\$0		6/13/2000
00889	INSTALL DIESEL TANK REMOV TANK	\$9,800		2/1/1999
00827	REPLACE A/C UNIT	\$3,751		2/1/1998
06020	MECHANICAL REPLACEMENT; COASTAL MART #9066	\$5,300		9/1/1997
03847	COASTAL MART	\$18,000	6/19/1996	6/1/1996
01039	MISC ELEC COASTAL MART GAS STA	\$1,000		2/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1989	1100	\$5,984	\$2,394
CANOPY GOOD COMM	1989	1880	\$29,836	\$11,934
COMMERCIAL CONCRETE DR 4 IN	1989	34636	\$188,420	\$75,368
CANOPY GOOD COMM	1989	3149	\$49,975	\$19,990
POLE LIGHT 1 ARM	1989	5	\$9,270	\$9,270

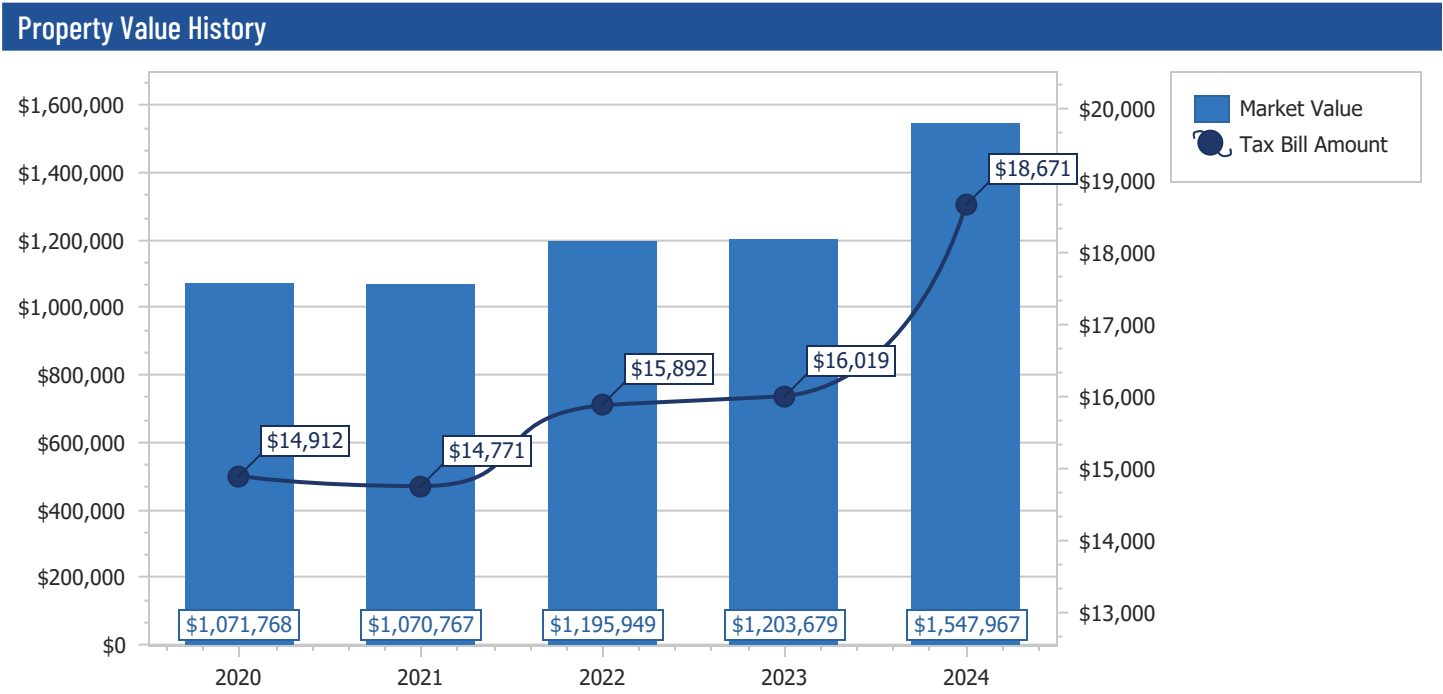
POLE LIGHT 3 ARM	1989	3	\$16,995	\$16,995
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Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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





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

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

Receipt Details

Date: 5/8/2025 8:40:54 AM
Project: 25-80000057
Credit Card Number: 44*****2065
Authorization Number: 07180D
Transaction Number: 080525O3B-BF683D3D-39A4-48BB-B7D8-F488C023FFD1
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

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, May 23, 2025, in order to place you on the Wednesday, May 28, 2025 meeting agenda.

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

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

PROJECT NAME:	MAITLAND SUNOCO - PRE-APPLICATION	PROJ #: 25-80000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/08/25	
RELATED NAMES:	EP KESHORE MEETOO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	19-21-30-300-0700-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR THREE PERMANENT FOOD TRUCKS AT AN EXISTING GAS STATION ON 3.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE EAST SIDE OF US 17-92, SOUTH OF SPARTAN DR	
NO OF ACRES	3.34	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	EAST SIDE OF US 17-92, SOUTH OF SPARTAN DR	
FUTURE LAND USE	MXD	
APPLICANT:	CONSULTANT:	
KESHORE MEETOO KME2 CORP 9527 US HWY 17-92 MAITLAND FL 32751 (754) 308-2924 KESHORE_MEETOO@YAHOO.COM	N/A	

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

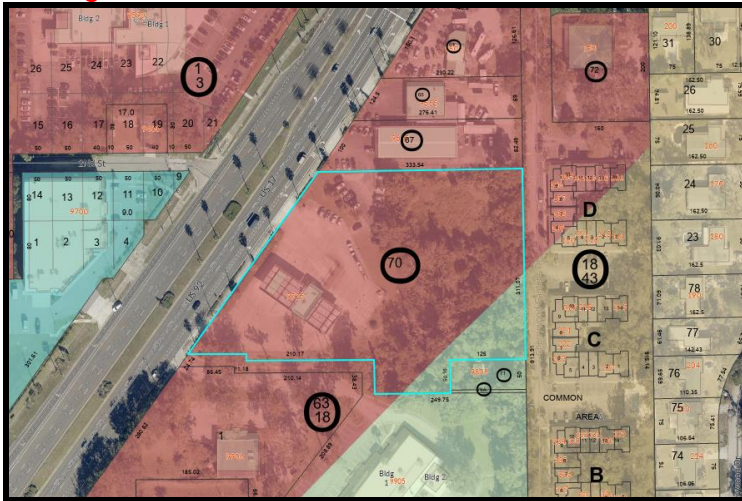
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

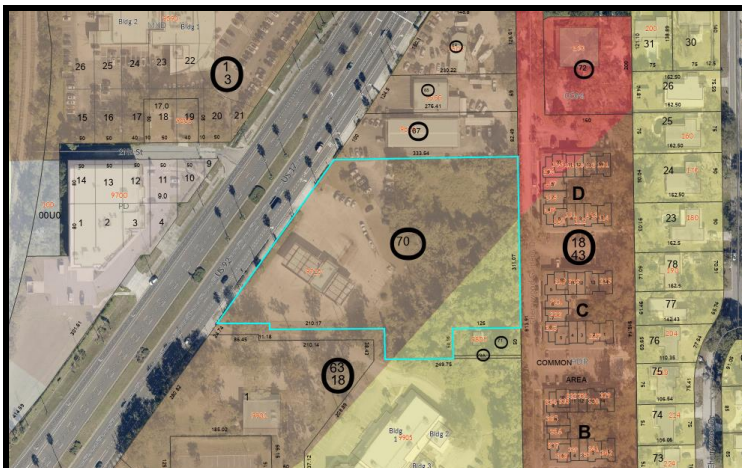
- The subject property has Mixed Development (MXD) and Low Density Residential (LDR) Future Land Use designations and C-2 (General Commercial) and A-1 (Agriculture) zoning districts.
- Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. Since the new use of the food trucks is proposed, a rezone to Planned Development (PD) will be required.
- The property is currently designated with split Future Land Use categories, Mixed Development (MXD) and Low Density Residential (LDR). Staff recommends that a Future Land Use map amendment be applied for concurrently with the PD Rezone application to establish one Future Land Use designation across the entirety of the site.

PROJECT AREA ZONING AND AERIAL MAPS

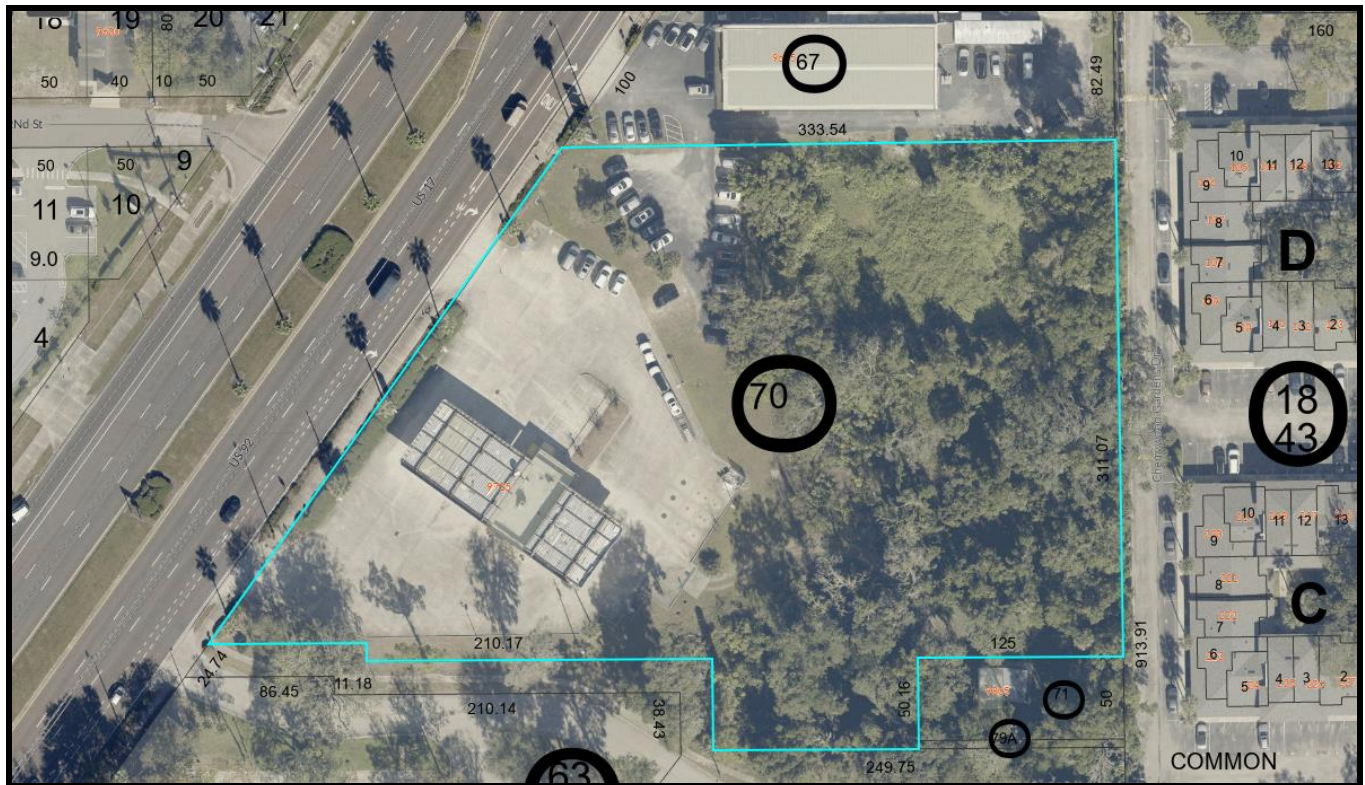
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
3	Buffers and CPTED	Per Sec. 30.14.15, mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
4	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
5	Building Division	If providing seating areas, restroom facilities will be required based on Assembly occupancy/use.
6	Building Division	If trucks/trailers are to remain on a permanent basis anchoring will be required to be designed by a registered design professional. If trucks/trailer remain mobile (road worthy and registered with DMV) then anchoring will not be required.
7	Comprehensive Planning	Site is located in the Urban Corridor and adjacent to US 17-92, near Orange County border.

8	Comprehensive Planning	Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned may continue so long as the existing use is not expanded more than twenty (20) percent by floor area. Since a new use is proposed, a rezone to Planned Development will be required, per the MXD Future Land Use Designation.
9	Comprehensive Planning	Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.
10	Comprehensive Planning	Future Land Use of MXD and a maximum permitted FAR (Floor Area Ratio) of 1.0.
11	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry if any additional water/sewer services are needed. No review required.
12	Planning and Development	<p>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.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>
13	Planning and Development	The building setbacks for the C-2 zoning district are: front - 25 feet, side yard - 0 feet, and rear - 10 feet.
14	Planning and Development	<p>The property is currently designated with split Future Land Use categories, Mixed Development (MXD) and Low Density Residential (LDR). Staff recommends that a Future Land Use map amendment be applied for concurrently with the PD Rezone application to establish one Future Land Use designation across the entirety of the site.</p> <p>The PD Rezone process is as follows:</p> <ul style="list-style-type: none"> - 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. - 2nd step is approval of the Final Development Plan as an Engineered Site Plan (FDP), which is approved at the staff level.

15	Planning and Development	<p>The parking requirements for the food and beverage use is: 5 parking spaces for every 1,000 square feet of food truck space and the gas station use is: 4 spaces for every 1,000 square feet of retail space.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
16	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required.</p> <p>SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
17	Planning and Development	<p>The subject property has Mixed Development (MXD) and Low Density Residential (LDR) Future Land Use designations and C-2 (General Commercial) and A-1 (Agriculture) zoning districts.</p>
18	Planning and Development	<p>Urban Core: The subject property is within the area described as the "Urban Core," defined as the lands bounded by I4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.</p> <p>F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>
19	Planning and Development	<p>The subject site is located within the City of Casselberry Utility service area. Please contact the City at (407) 262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.</p>
20	Planning and Development	<p>The proposed addition of a permanent food truck will require submittal and approval of a Site Plan. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40.</p> <p>The Site Plan must meet all requirements of the SCLDC including, but not limited to: building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; etc.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
21	Planning and Development	<p>Twenty-five (25) percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>
22	Planning and Development	<p>The proposed use of food trucks on site requires restroom facilities.</p>

23	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
24	Public Safety - Fire Marshal	If permanent, trucks would have to be scheduled for regular inspections. If trucks are moved daily, inspections each time the trucks move would be required. An inspection baseline would be required per the fire marshals office to determine inspection scheduling if trucks are located without moving off site each day.
25	Public Safety - Fire Marshal	Trucks shall be a minimum 10 ft spacing.
26	Public Safety - Fire Marshal	Fire department access, hydrants and parking shall be assessed during a site plan review if project moves forward.
27	Public Works - Engineering	No specific traffic issues noted.
28	Public Works - Engineering	It appears that the trucks are proposed over existing impervious. However, if any additional impervious is proposed then additional retention will be required.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter jpotter@seminolecountyfl.gov

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.shtml>

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.shtml>

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