SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda - Final

Wednesday, February 4, 2026 **9:00 AM** **Room 3024**

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) 521 MONROE - PRE-APPLICATION **2026-0094**
Project Number: 26-80000005
Project Description: Proposed Rezone and Site Plan for a warehouse on 1.72 acres located on the northeast corner of Iowa Ave and Monroe Rd
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 16-19-30-5AC-0000-066A
BCC District: 5-Herr
Applicant: Tammy Hamzehloui (407) 330-8100
Consultant: N/A

Attachments: APPLICATION
COMMENTS

COMMENTS ONLY (NO MEETING SCHEDULED)

QUICK LUBE - PRE-APPLICATION **2025-1079**
Project Number: 25-80000124
Project Description: Proposed Special Exception and Site Plan for an automobile service and repair facility on 0.34 acres in the C-2 zoning district located on the southwest corner of Prairie Lake Dr and S US Hwy 17-92
Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)
Parcel ID: 18-21-30-515-0D00-0010
BCC District: 4-Lockhart
Applicant: John Baldwin (407) 325-5114
Consultant: Kevin Durst (352) 586-1554

Attachments: APPLICATION
COMMENTS

AEROTECH ALUMINUM - PRE-APPLICATION **2026-0080**
Project Number: 26-80000001
Project Description: Proposed Site Plan for an addition to an existing warehouse on 1.66 acres in the M-1 zoning district on the west side of N Beardall Ave, south of Celery Ave
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 33-19-31-300-0180-0000
BCC District: 5-Herr
Applicant: William Mooers (407) 324-5400
Consultant: Larry Poliner (407) 452-8633

Attachments: APPLICATION
COMMENTS

VILLAGE ON THE GREEN VILLAS - PRE-APPLICATION **2026-0081**
Project Number: 25-80000140
Project Description: Proposed Site Plan for 4 villas on 82.91 acres in the PD zoning district located on the north side of Wekiva Springs Rd, east of Wekiva Springs Ln
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 03-21-29-300-009M-0000+
BCC District: 3-Constantine
Applicant: Angela Harmsen (480) 232-7971
Consultant: Brooks Stickler (407) 427-1677

Attachments: APPLICATION
COMMENTS

LEXUS OF OVIEDO - PRE-APPLICATION **2026-0082**
Project Number: 26-80000002
Project Description: Proposed Rezone from C-1 to C-2 for a car dealership on 1.65 acres located on the north side of SR 426, east of Camp Rd
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 29-21-31-300-0170-0000
BCC District: 1-Dallari
Applicant: James Bryan
Consultant: Rebecca Wilson (407) 418-6250

Attachments: APPLICATION
COMMENTS

CHABAD PRESCHOOL - PRE-APPLICATION **2026-0083**
Project Number: 26-80000003
Project Description: Proposed Site Plan for a private preschool on 3.06 acres in the A-1 zoning district located on the north side of Glen Ethel Ln, east of Markham Woods Rd
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 26-20-29-300-004B-0000+
BCC District: 5-Herr
Applicant: Chanie Majesky (407) 636-5994
Consultant: N/A

Attachments: APPLICATION
COMMENTS

CARE POINT - PRE-APPLICATION **2026-0093**
Project Number: 26-80000004
Project Description: Proposed Rezone and Subdivision of an existing assisted living facility to add two single family residential lots on 1.19 acres in the A-1 zoning district located on the northeast corner of Care Pt and McNeil Rd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 17-21-29-5BG-0000-037B
BCC District: 3-Constantine
Applicant: Corazon Bagiyao (407) 883-0643
Consultant: Rick Lopez (321) 303-5148

Attachments: APPLICATION
COMMENTS

ALAFAYA RESIDENTIALS - PRE-APPLICATION **2026-0109**

Project Number: 26-80000006
Project Description: Proposed Rezone and Subdivision from R-1AA to R-1 for four single-family lots on 1.13 acres located on the west side of Alafaya Trl, south of Beasley Rd
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 27-21-31-505-0000-011C
BCC District: 1-Dallari
Applicant: Jorge Botero (407) 453-0037
Consultant: N/A

Attachments: APPLICATION
COMMENTS

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0094

Title:

9:00AM (IN PERSON) 521 MONROE - PRE-APPLICATION
Project Number: 26-80000005
Project Description: Proposed Rezone and Site Plan for a warehouse on 1.72 acres located on the northeast corner of Iowa Ave and Monroe Rd
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 16-19-30-5AC-0000-066A
BCC District: 5-Herr
Applicant: Tammy Hamzehloui (407) 330-8100
Consultant: N/A

PM: Kaitlyn

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000005
Received & paid: 1/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME:	521 Monroe		
PARCEL ID #(S):	16-19-30-5AC-0000-066A		
TOTAL ACREAGE:	1.72 Acres	BCC DISTRICT:	5: Herr
ZONING:	A-1	FUTURE LAND USE:	Lt. Industrial

APPLICANT

NAME:	Tammy Hamzehloui	COMPANY:	—
ADDRESS:	4755 Ohio Av		
CITY:	Sanford	STATE: FL	ZIP: 32771
PHONE:	407-330-8100	EMAIL:	Syreze@aol.com

CONSULTANT

NAME:	N/A	COMPANY:	
ADDRESS:			
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Lt. Industrial Warehouse

STAFF USE ONLY

COMMENTS DUE: 1/23	COM DOC DUE: 1/29	DRC MEETING: 2/4
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPTI	LOCATION: on the northeast corner of Iowa Ave and Monroe Rd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 1/30

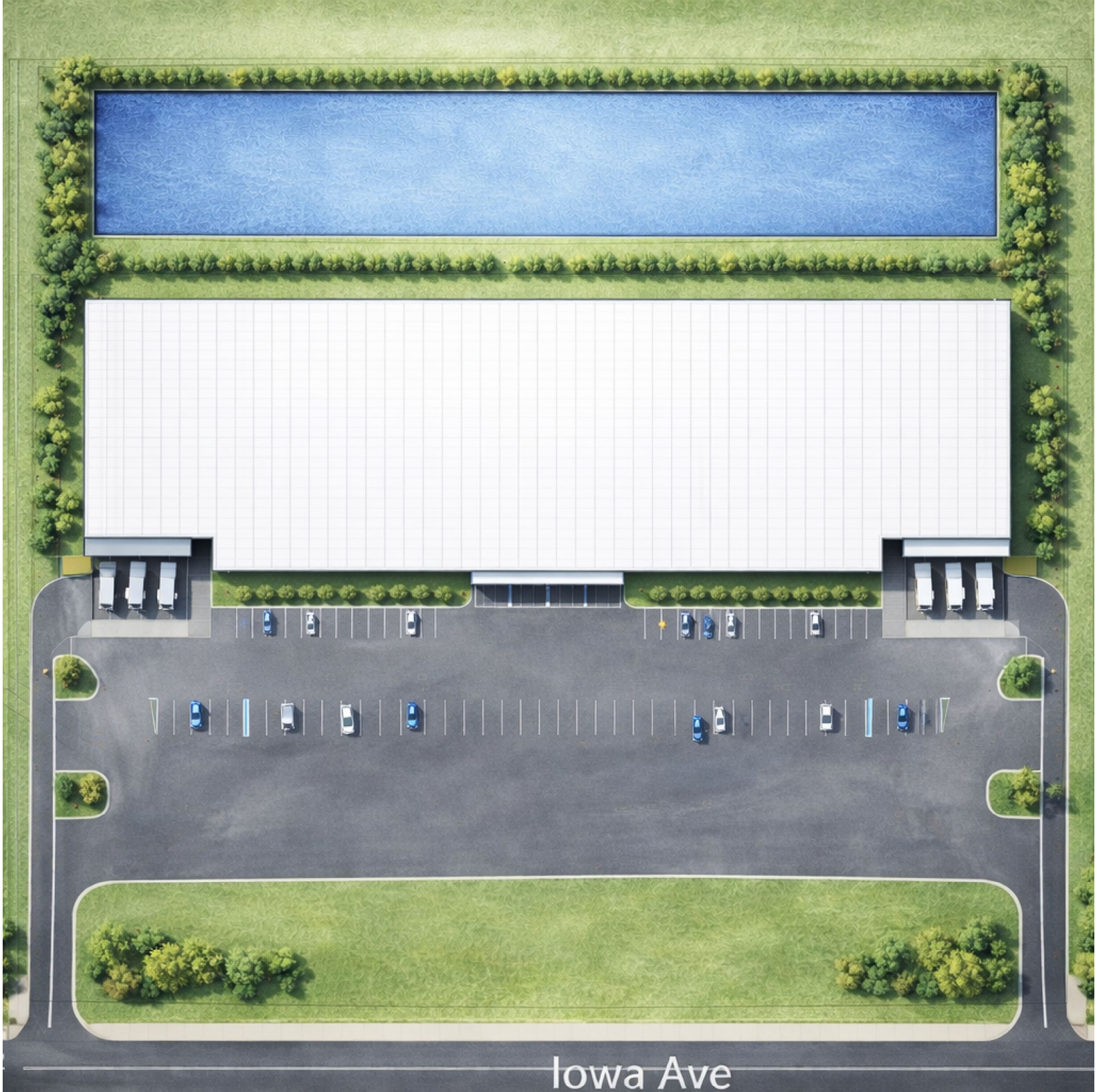
Project 521 Monroe

We would like to develop 1.72 acres into light industrial warehouse space. On site is currently an old abandoned home from 1959 and three other structures in disrepair. The project includes the construction of a new industrial building approximately 20-25,000 sqft, along with necessary parking, landscaping, and stormwater management.

Our objective is to determine from the county if the property can be re-zoned and if it has legal access for ingress and egress.

We also need to ensure the site has water, sewer, and utilities access to support the intended structure.

Any guidance for the rezoning process would be appreciated.


Iowa Ave

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-066A**
Property Address: **521 MONROE RD SANFORD, FL 32771**
Owners: **ROBINSON, FRANK R; ROBINSON, MARK S; ROBINSON, BRIAN E**

2026 Market Value $311,334 Assessed Value $311,334 Taxable Value $311,334
2025 Tax Bill $4,246.69
The 3 Bed/1 Bath Single Family property is 1,300 SF and a lot size of 1.72 Acres

Parcel Location



Site View



Parcel Information

Parcel	16-19-30-5AC-0000-066A
Property Address	521 MONROE RD SANFORD, FL 32771
Mailing Address	24 CANON DEL AGUA PLACITAS, NM 87043-9109
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$46,276	$47,433
Depreciated Other Features	$6,112	$4,074
Land Value (Market)	$258,946	$258,946
Land Value Agriculture	$0	$0
Just/Market Value	$311,334	$310,453
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$311,334	$310,453

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$4,246.69
Tax Bill Amount	$4,246.69
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBINSON, FRANK R - Tenants in Common :33.33
ROBINSON, MARK S - Tenants in Common :33.33
ROBINSON, BRIAN E - Tenants in Common :33.34

Legal Description

2 A SQ IN SW COR OF LOT 66
(LESS RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$311,334	$0	$311,334
Schools	$311,334	$0	$311,334
FIRE	$311,334	$0	$311,334
ROAD DISTRICT	$311,334	$0	$311,334
SJWM(Saint Johns Water Management)	$311,334	$0	$311,334

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	6/1/2021	$100	09961/1204	Improved	No
PROBATE RECORDS	3/1/2000	$100	03818/0275	Improved	No
WARRANTY DEED	9/1/1988	$100	01997/0228	Improved	No

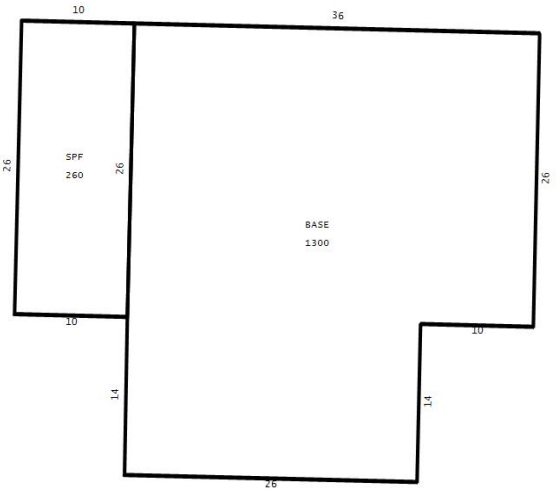
Land

Units	Rate	Assessed	Market
71,532 SF	$3.62/SF	$258,946	$258,946

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft²)	1300
Total Area (ft²)	1560
Constuction	SIDING GRADE 3
Replacement Cost	$92,552
Assessed	$46,276

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft^2)
SCREEN PORCH FINISHED	260

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1975	600	$4,686	$2,812
ACCESSORY BLDG 1	1979	1	$2,500	$1,500
CARPORT 1	1979	1	$3,000	$1,800

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

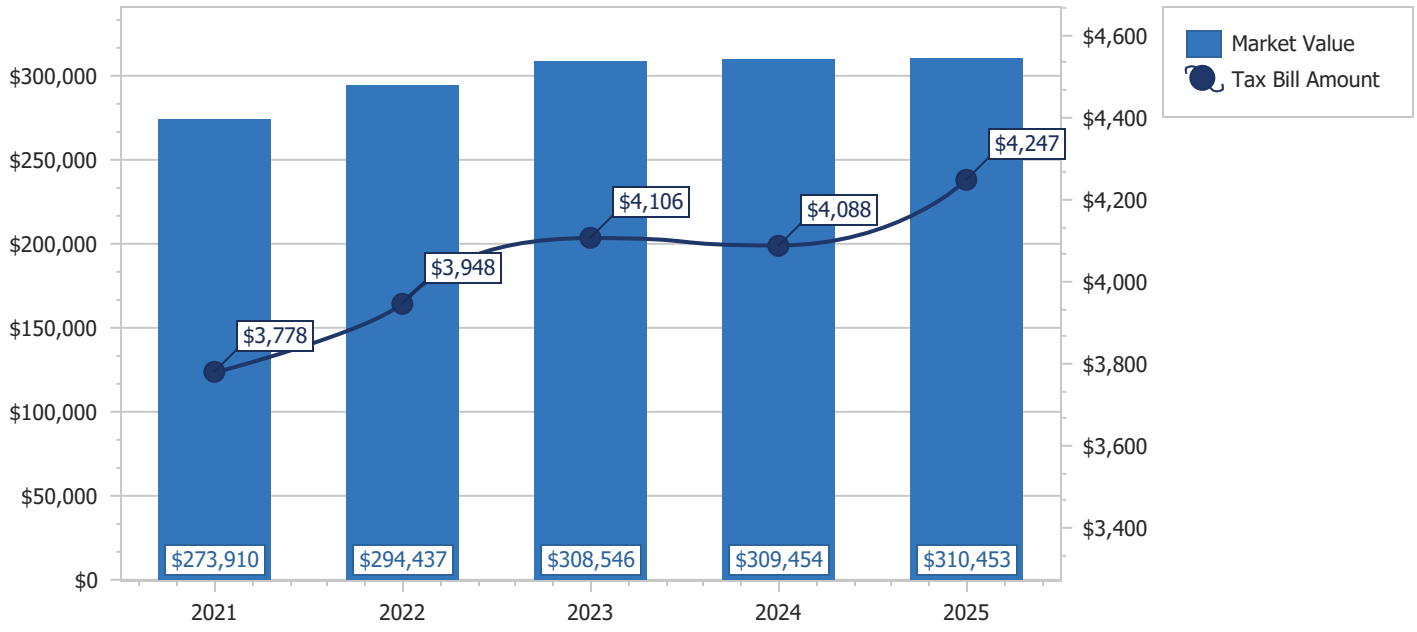
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date:	1/13/2026 7:54:37 PM
Project:	26-80000005
Credit Card Number:	55**********1320
Authorization Number:	05482Q
Transaction Number:	130126O10-B536E9BE-9F04-4A88-8618-C9A519766D60
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

PROJECT NAME:	**521 MONROE - PRE-APPLICATION**	**PROJ #: 26-80000005**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/13/26	
RELATED NAMES:	EP TAMMY HAMZEHLOUI	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-066A	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR A WAREHOUSE ON 1.72 ACRES LOCATED ON THE NORTHEAST CORNER OF IOWA AVE AND MONROE RD	
NO OF ACRES	1.72	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF IOWA AVE AND MONROE RD	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
TAMMY HAMZEHLOUI 4755 OHIO AVE SANFORD FL 32771 (407) 330-8100 SYREZE@AOL.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.

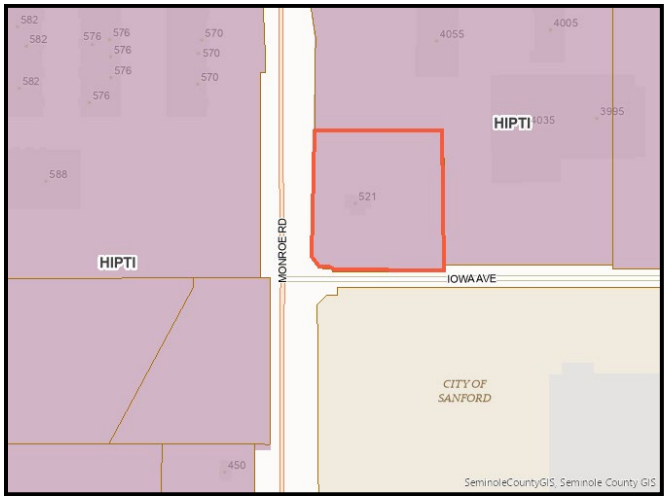
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of High Intensity Planned Development Target Industry (HIP-TI) and is located within the A-1 (Agricultural) zoning district.

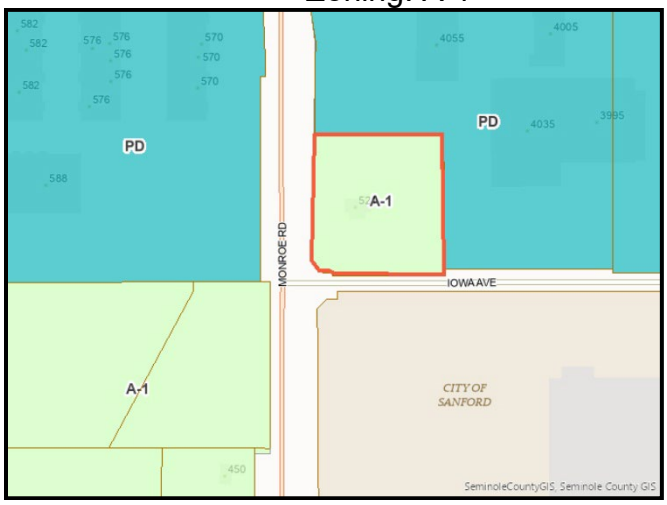
- The only zoning districts permitted in the HIP-TI Future Land Use designation are PD (Planned Development) and PLI (Public Lands and Institutions). A rezone to PD will be required.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: HIP-TI



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	The landscape buffers are calculated based on the project intensity versus the surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
3.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yard/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the Applicants discretion; however, if there are overhead power lines then Plant Group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet, in order to calculate required buffers.	Info Only
5.	Buffers and CPTED	At the time of the Site Plan Approval, the Applicant will be required to demonstrate that all landscaped areas are 100 percent irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Buffers and CPTED	For the purpose of calculating buffers, Monroe Road is considered a collector road and Iowa Avenue is considered a local road.	Info Only
7.	Building Division	- Standard building permitting will apply. - Separate demolition permits are required for the demolition of the existing structures. - Separate permits are required for each building, stand-alone structures. Example: each building, stand-alone structure, dumpster enclosure,	Info Only

		signage, fence/ gate systems, access control, retaining walls, etc....	
8.	Comprehensive Planning	The subject property is located in the North I-4 Industrial Target Area. Industrial uses listed in FLU exhibit 36 are encouraged.	Info Only
9.	Comprehensive Planning	Site has a Future Land Use of HIPTI (High Intensity Planned Development Target Industry. Please note Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. - Target businesses and industries as defined in Exhibit FLU: Target Industry Uses; (FLU Exhibit 36)	Info Only
10.	Comprehensive Planning	The proposed use of a light industrial warehouse is an allowable use in the HIP-TI Land Use designation based on FLU 4.5.3(6). The subject property has a Higher Intensity Planned development- Target Industry Land Use designation, which requires a rezone to Planned Development. The maximum intensity allowed for this site is 1.5 FAR.	Info Only
11.	Comprehensive Planning	Per Policy FLU 4.5.3(6) North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed: - Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; - Automobile repair shops; - Automobile sales; - Distribution and terminals; - Durable goods and surgical supply manufacture; - General office and compatible commercial uses, including retail sales operations; - Light manufacturing and compatible industrial uses; - Lumberyards and machinery sales; - Medical clinics; - Paint and body shops; - Publishing plants; - Showroom warehouses; - Trade shops and trade schools, including health care related trade schools; - Universities and colleges; - Warehousing; - Wholesale greenhouses; and - Other similar uses. Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest County water is an 8" PVC potable water main at the southwest intersection of Maronda Way and Monroe Rd. The developer would have to extend the water main approximately 300 ft south along the west side of Monroe Rd in order to connect.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. The nearest County sewer is a 4" PVC force main at the southwest intersection of Maronda Way and Monroe Rd. The developer would have to extend the force main approximately 300 ft south along the west side of	Info Only

		Monroe Rd in order to connect. Also, the developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	
14.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
16.	Environmental Services	Iowa Ave serves as the utility service boundary between Seminole County and the City of Sanford. If water/sewer connections are more readily available with the city and they agree to service this development instead, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Sanford as well to determine how best to service this development.	Info Only
17.	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
18.	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
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	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
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	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
25.	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
26.	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
27.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
28.	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
29.	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
30.	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)	Info Only

31.	Natural Resources	According to the county wetland maps, wetlands are possibly located at the northwest corner of the property. ***Please be advised 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. **	Info Only
32.	Natural Resources	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.	Info Only
33.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
34.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
35.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	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	The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). A rezone to PD will be required.	Info Only
38.	Planning and Development	Target Industry uses can include some manufacturing, distribution, and professional office uses. A list of	Info Only

		permitted uses per the Seminole County Comprehensive Plan, Future Land Use Exhibit 36, is located in the resources folder. Additionally, the uses per FLU 4.5.3 (6) are permitted. Please review to ensure compatibility with Target Industry uses. Clarification of proposed uses will be required and evaluated for compatibility with the FLU.	
39.	Planning and Development	**1st step-** Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). **2nd step-** Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/Site Plan); however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC. **3rd Step** – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.	Info Only
40.	Planning and Development	Community Meeting Procedures Section 30.3.5.3: • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or	Info Only

		email the project manager the community meeting minutes, sign-in sheet, and addresses).	
41.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards. Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
42.	Planning and Development	Per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.	Info Only
43.	Planning and Development	Per Sec. 30.8.5.3 (c) the Applicant is required to address how the proposed development is meeting or exceeding the following goals – (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only

44.	Planning and Development	Per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)	Info Only
45.	Planning and Development	A minimum of 25% open space shall be required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP Within HIP-TI development, open space will consist of features such as: landscaped and lighted pedestrian connections between buildings; landscaped and lighted pedestrian connections between parking lots and structures and adjacent development, and landscaped plazas incorporating native shade trees and seating areas, which may include fountains and public art, community gardens, internal hiking and bicycling trails, or other open space features identified in the definition of “Urban Open Space” contained in the Introduction Element of the Seminole County Comprehensive Plan.	Info Only
46.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (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 aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (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. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP	Info Only
47.	Planning and Development	Per SCLDC Sec. 30.14.2.2 Nonresidential Open Space, Open space shall be located entirely within the boundaries of the project and may include required	Info Only

		landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	
48.	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.stml	Info Only
49.	Planning and Development	Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP • 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). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
50.	Planning and Development	Parking requirements are dependent on uses proposed. Parking must incorporate design features based on the guidelines of Crime Prevention Through Environmental Design (CPTED) principles. Parking requirements can be found in SCLDC Part 64 Chapter 30, Part 11 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE	Info Only
51.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
52.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
53.	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
54.	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	Info Only

		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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
55.	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
56.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
58.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally northwest.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Elder Creek	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The plan shown does not include drainage. A portion of the site will have to be dedicated to a drainage pond. There may be a maintenance berm and drainage easement over the northwest corner of the site for Elder Creek.	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	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure most likely does not meet County standards.	Info Only
65.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' from a Collector or	Info Only

		Arterial roadway. The site only has 260' to Monroe Road / US 17&92. There will only be allowed 1 driveway as far as reasonably possible from the intersection.	
66.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
67.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
68.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
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	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1079

Title:

QUICK LUBE - PRE-APPLICATION
Project Number: 25-80000124
Project Description: Proposed Special Exception and Site Plan for an automobile service and repair facility on 0.34 acres in the C-2 zoning district located on the southwest corner of Prairie Lake Dr and S US Hwy 17-92
Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)
Parcel ID: 18-21-30-515-0D00-0010
BCC District: 4-Lockhart
Applicant: John Baldwin (407) 325-5114
Consultant: Kevin Durst (352) 586-1554

PM: Tiffany

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 25-80000124

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME:	Quick Lube light automotive services		
PARCEL ID #(S):	18-21-30-515-0D00-0010		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	4
ZONING:	C-2	FUTURE LAND USE:	MXD

APPLICANT

NAME:	John Baldwin	COMPANY:			
ADDRESS:	2601 Wells Ave. Suite 161				
CITY:	Fern Park	STATE:	Florida	ZIP:	32730
PHONE:	407-325-5114	EMAIL:	~~Johnab23488@aol.com~~ Johnab2348@AOL.com		

CONSULTANT

NAME:	Kevin Durst	COMPANY:	CSC Properties		
ADDRESS:	5795 Ulmerton Rd				
CITY:	Clearwater	STATE:	Florida	ZIP:	33760
PHONE:	352-586-1554	EMAIL:	Publius2015@startmail.com		

Johnab2348@AOL.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Demolition of the current structure to be replaced with a 3 bay automotive facility for automotive fluid replacement and light maintenance

STAFF USE ONLY

COMMENTS DUE: 11/14	COM DOC DUE: 11/20	DRC MEETING: 11/26
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: C-2	FLU: MXD	LOCATION: On the southwest corner of Prairie Lake Dr & US Hwy 17-92
W/S: Seminole County	BCC: 4: Lockhart	

Agenda - 11/21

JOHN A. BALDWIN, P.A.
ATTORNEY AT LAW
2601 WELLS AVENUE SUITE 161
FERN PARK, FLORIDA 32730

John A. Baldwin
Email: Johnab2348@aol.com

407-834-1424 (Phone)
407-325-5113 (cell)

November 6, 2025

Development Review Committee
Seminole County Planning and Development Division
101 E. First Street
Sanford, FL 32771

Re: Pre-Application Review
7100 S. Hwy 17-92
Fern Park, FL 32730

Owner: John A. Baldwin
2601 Wells Avenue Suite 161
Fern Park, FL 32730

Dear Sir:

Enclosed please find the following:

1. Complete Pre-Application form
2. Detailed narrative
3. Site Map
4. Site Sketch of proposal

Based upon the enclosed application and fee, I am requesting a Pre-Application review.

John A. Baldwin
Owner

JAB/wh
Enclosure

CSC Properties, LLC
5795 Ulmerton Road, Suite 200
Clearwater, FL 33760
727.446.3444 office
727.346.1253 fax

www.CSCproperties.com

Development Review Committee
Seminole County Florida Planning and Development Division
1101 E. First St
Sanford, FL 32771

Detailed Narrative

The purpose of this project is to provide motorists and the surrounding residents a family friendly facility where it is possible, in the course of ones everyday shopping, to conveniently access important routine vehicle maintenance services essential to the longevity and safety of the family automobile.

To that effect, this project proposes to build a roughly 1,800sf 3 service bay facility dedicated to light automotive maintenance and whose operation will be regulated by a national franchising organization to the highest environmental and safety standards.

Although the current C-2 zoning for this property does not appear to specifically allow automotive services, the purpose of this project aligns almost perfectly with the stated purpose of Seminole County C-2. The purpose of Seminole County C-2 zoning is stated in the first sentence of the C-2 zoning description which states:

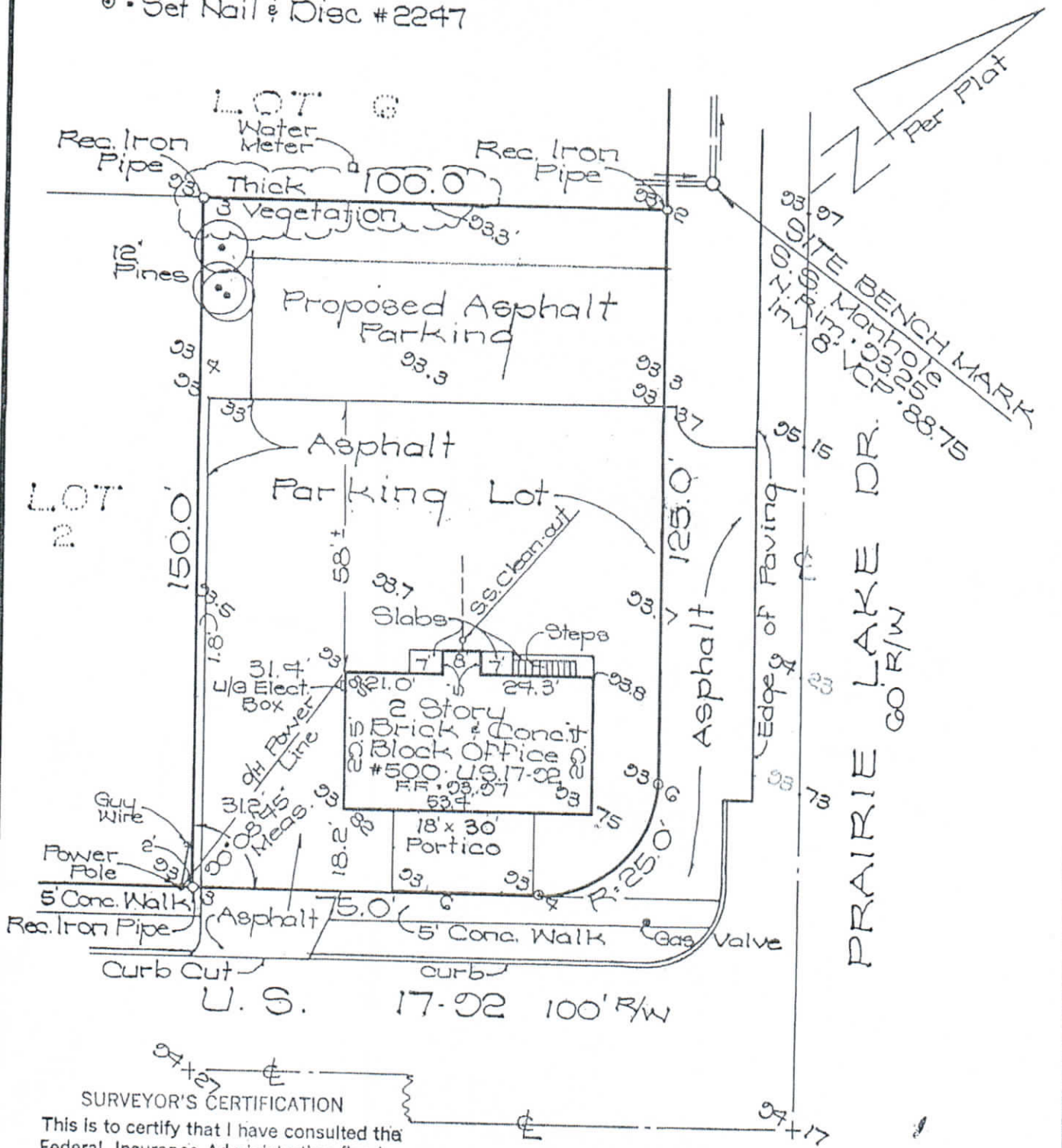
- **Sec. 30.4.18. - C-2 General Commercial District.**

  30.4.18.1 Zone Description: This District is composed of lands and structures used primarily to provide services, supplies, and accommodations to the motorist.

Since our project and the stated purpose of the C-2 zoning district align so closely, we request that a special exception be granted to bring these services to the families of Fern Park and the surrounding communities.

Legal Description: LOT 1 BLK. "D" PRAIRIE LAKE PARK
Recorded In Plat Book 7 Page 64 of the Public Records of Seminole County, Florida

⊙ • Set Nail & Disc #2247



SURVEYOR'S CERTIFICATION

This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.

Vertical information is based on N.V.G. Sea Level Datum.

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the

"QUICK LOOK PLAN"

TAKE 5 - CASSELBERRY FL

NWC HWY 17-92 - PRAIRIE LAKE DR

PROJECT NAME

PROJECT LOCATION

DATE: APRIL 29, 2025

CSC Properties, LLC
5795 Ulmerton Rd, Suite 200
Clearwater, Florida, 33760
727-446-3444

CSC PROPERTIES

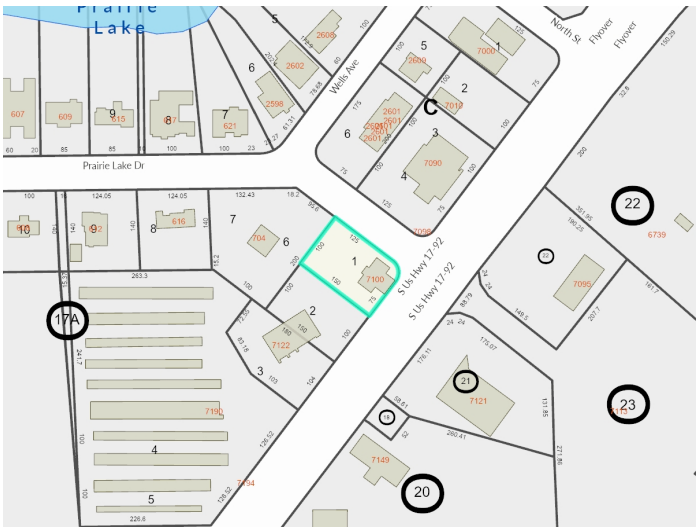
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **18-21-30-515-0D00-0010**
Property Address: **7100 S US HWY 17-92 FERN PARK, FL 32730**
Owners: **BALDWIN, JOHN A**

2026 Market Value $447,120 Assessed Value $390,320 Taxable Value $390,320
2025 Tax Bill $5,281.36 Tax Savings with Non-Hx Cap $686.66
Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-30-515-0D00-0010
Property Address	7100 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	2601 WELLS AVE STE 161 FERN PARK, FL 32730-2000
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	1802:Two Story Office Bldg
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$173,355	$173,355
Depreciated Other Features	$32,485	$21,656
Land Value (Market)	$241,280	$241,280
Land Value Agriculture	$0	$0
Just/Market Value	$447,120	$436,291
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$56,800	$81,455
P&G Adjustment	$0	$0
Assessed Value	$390,320	$354,836

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$5,968.02
Tax Bill Amount	$5,281.36
Tax Savings with Exemptions	$686.66

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
BALDWIN, JOHN A

Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$390,320	$0	$390,320
Schools	$447,120	$0	$447,120
FIRE	$390,320	$0	$390,320
ROAD DISTRICT	$390,320	$0	$390,320
SJWM(Saint Johns Water Management)	$390,320	$0	$390,320

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	$83,500	01067/0066	Improved	No

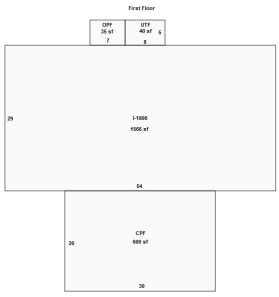
Land

Units	Rate	Assessed	Market
14,848 SF	$16.25/SF	$241,280	$241,280

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3132
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$433,388
Assessed	$173,355

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
CARPORT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits

Permit #	Description	Value	CO Date	Permit Date
02313	7100 S US HWY 17-92 : ELECTRICAL - COMMERCIAL-COMMERCIAL PROPERTY [PRAIRIE LAKE PARK]	$8,068		2/20/2023
14498	7100 S US HWY 17-92 : REPLACE CARPORT PORTICO; REROOF CARPORT	$47,282		11/21/2019
04867	REROOF	$25,700		3/29/2018
03408	RE-CONSTRUCT FRONT CANOPY	$18,000		3/1/2003
09869	STORAGE SHED	$6,500		10/1/1993

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	$48,141	$28,885
CONC UTILITY BLDG	1993	240	$6,000	$3,600

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

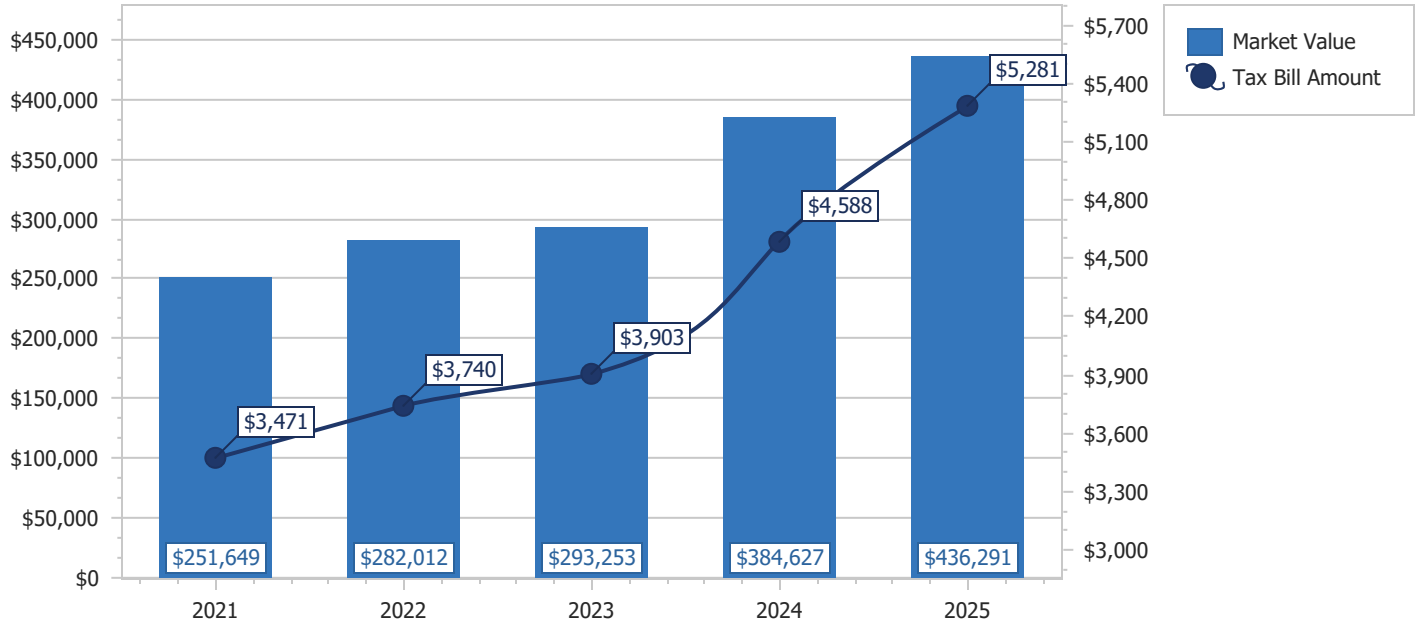
School Districts

Elementary	English Estates
Middle	South Seminole
High	Lyman

Utilities

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

Property Value History



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SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

PROJECT NAME:	**QUICK LUBE - PRE-APPLICATION**	**PROJ #: 25-80000124**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/06/25	
RELATED NAMES:	EP JOHN BALDWIN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	18-21-30-515-0D00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR AN AUTOMOTIVE FACILITY ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92	
NO OF ACRES	0.34	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
JOHN BALDWIN 2601 WELLS AVE STE 161 FERN PARK FL 32730 (407) 325-5114 JOHNAB2348@AOL.COM	KEVIN DURST CSC PROPERTIES 5795 ULMERTON RD CLEARWATER FL 33760 (352) 586-1554 PUBLIUS2015@STARTMAIL.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

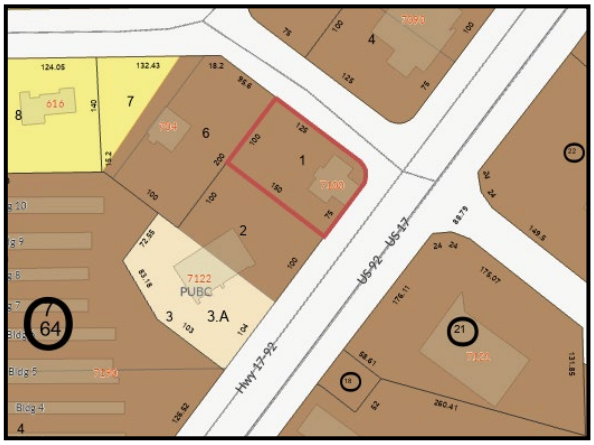
- The subject property has a Mixed-Use Developments Future Land Use and a C-2 (General Commercial) Zoning. Automobile service and repair is only permitted in the C-2 zoning district with a Special Exception approved by the Board of County Commissioners.

- To move forward with the proposed development, staff recommends a Small-Scale Future Land Use Amendment from Mixed-Use Developments to Commercial, followed by a Special Exception, and ultimately Site Plan review and approval.

- If the Applicant chooses not to move forward with staff's recommendation, the subject property will not be able to retain its existing use. Any newly proposed development will require the property to be rezoned to PD (Planned Development). The proposed development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.

PROJECT AREA ZONING AND AERIAL MAPS







AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
7.	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
8.	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
9.	Buffers and CPTED	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
10.	Building Division	Standard building permitting will apply. - Separate demolition permit required for the demolition of the existing building. - Separate building permits required for each building, and separate element/ structure: example: stand-alone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use	Info Only

		Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	
12.	Comprehensive Planning	Site is located in the Urban Corridor which requires site to follow design standards outlined in Future Land Use Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment (US 17-92 Community Redevelopment Area). Rezone to PD will require site to meet standards listed in Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, section (F)(4): 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;	Info Only
13.	Comprehensive Planning	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options as follows: A Potential Development Options 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy. 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies. 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and 5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas. Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use, see (A)(4) above (commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres).	Info Only
14.	Comprehensive Planning	- Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed	Info Only

		Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI; Alternatively, a FLU Amendment to COM or other Future Land Use may be supported in lieu of a PD rezone.	
15.	Environmental - Impact Analysis	Existing Seminole County Water and Sewer Account. Additional Capacity reservation may be required.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. It is currently serviced by an 8" PVC potable water main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required water demand for the proposed development.	Info Only
17.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. It is currently serviced by an 8" PVC gravity sewer main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required sewer demand for the proposed development.	Info Only
18.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system such as an oil-water separator and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed automobile services use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
19.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
20.	Planning and Development	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	Info Only

		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: https://library.municode.com/fl/seminole_county/codes/land_development_code Seminole County Planning & Development: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development	
21.	Planning and Development	The minimum required building setbacks for the C-2 zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard, and Zero (0) foot Side Street.	Info Only
22.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval	Info Only
23.	Planning and Development	The proposed project may be subject to the Small-Scale Future Land Use Amendment process: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/Future-Land-Use-Amendment-Process	Info Only
24.	Planning and Development	The proposed project may be subject to the PD Rezone process: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/pd-rezoning-process-requirements	Info Only
25.	Planning and Development	Per Sec. 30.3.1.5 (c) Special Exception. An applicant for a special exception shall file with the Planning & Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping. Per Sec. 30.3.1.5 – Review criteria:	Info Only

		(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards. The proposed project may be subject to the Special Exception process: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	
26.	Planning and Development	Per Sec. 30.11.3. - Quantities of parking required. Parking requirements for the subject use are: one (1) space for every two (2) employees, plus one (1) space for every company vehicle. 30.11.7.3 General Bicycle Parking Requirements. Commercial Non-retail: One (1) space per five (5) employees. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	Info Only
27.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.	Info Only
28.	Planning and Development	**Outdoor Lighting will require a separate permit.** Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
29.	Planning and Development	**Dumpsters will require a separate permit.** Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. (a) https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC	Info Only

30.	Planning and Development	**The process for development via the <u>Small-Scale Future Land Use Amendment</u> is as follows:** **1st step** Approval of the Future Land Use Amendment. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. **2nd Step** Approval of the Special Exception. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. **3rd step** is approval of the Site Plan.	Info Only
31.	Planning and Development	**The process for development via the <u>PD Rezone</u> is as follows:** 1st step Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. *(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).* **2nd Step** Approval of the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). **3rd step** is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.	Info Only
32.	Planning and Development	**Per SCLDC Sec. 30.8.5 Intent and purpose –** • The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. • Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-	Info Only

		oriented development, and infill development or redevelopment.	
33.	Planning and Development	**Per SCLDC Sec. 30.8.5.3 Review Criteria –** **(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.** **(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:** **(1) Natural resource preservation.** **(2) Crime Prevention (CPTED).** **(3) Neighborhood/community amenities.** **(4) Provision of affordable or workforce housing.** **(5) Reduction in vehicle miles traveled per household.** **(6) Transit-oriented development.** **(7) Provision of new multimodal connectivity.** **(8) Innovation in water or energy conservation.** **(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.** **(c) In addition, any proposed development under the PD ordinance must address the following goals:** **(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.** **(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.** **(d) The PD application shall include a narrative addressing the following:** **(1) How the proposed development addresses the goals of the Comprehensive Plan.**	Info Only

		(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. •	
34.	Planning and Development	**The minimum open space requirements for either C-2 (General Commercial) or PD (Planned Development) zoning districts are twenty-five (25) percent.** **Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.**	
35.	Planning and Development	**Community Meeting Procedures** Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
36.	Planning and Development	**New Public Notification Procedures** Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
37.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	Public Safety - Fire Marshal	Comment Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
39.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
40.	Public Safety - Fire Marshal	"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	Info Only

		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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
41.	Public Works - Engineering	The proposed project is located within the Gee Creek drainage basin.	Info Only
42.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has urban class soils but the underlying soils are well drained.	Info Only
43.	Public Works - Engineering	Based on a preliminary review, the site either 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. If the drainage can go to FDOT a lesser retention requirement may be allowed.	Info Only
44.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east to FDOT right-of-way (ROW) and a portion may drain toward the west but there is no defined drainage system in that direction.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT and may have some drainage to the west.	Info Only
46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site does not currently have a defined drainage retention system. All redevelopment is required to address current water quality and quantity standards. While a portion of the existing impervious may be taken credit for, since there may not be a viable outfall system the entire storm event may have to be held onsite.	Info Only
47.	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
48.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access as shown should be acceptable.	Info Only
49.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads)	Info Only

		or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Sidewalks will be required along Prarie Lake Drive.	
50.	Public Works - Engineering	The plan provided does not have a retention pond. Exfiltration may be allowed but may not be sufficient for the entire volume of retention.	Info Only
51.	Public Works - Impact Analysis	No Review Required. Trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

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

File Number: 2026-0080

Title:

AEROTECH ALUMINUM - PRE-APPLICATION
Project Number: 26-80000001
Project Description: Proposed Site Plan for an addition to an existing warehouse on 1.66 acres in the M-1 zoning district on the west side of N Beardall Ave, south of Celery Ave
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 33-19-31-300-0180-0000
BCC District: 5-Herr
Applicant: William Mooers (407) 324-5400
Consultant: Larry Poliner (407) 452-8633

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

PROJ. #: 26-80000001
PM: HILARY PADIN
REC'D: 01/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** $50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT NAME:	Aerotech Aluminum		
PARCEL ID #(S):	33-19-31-300-0180-0000		
TOTAL ACREAGE:	1.66	BCC DISTRICT:	
ZONING:	M-1	FUTURE LAND USE:	Industrial

NAME:	Willial Mooers	COMPANY:	Aerotech Aluminum
ADDRESS:	266 Black Lake Road		
CITY:	Osteen	STATE: Fl	ZIP: 32764
PHONE:	407-324-5400	EMAIL:	aerotecalum@aol.com

NAME:	Larry Poliner	COMPANY:	RCE Consultants, LLC
ADDRESS:	617 ARVERN DRIVE		
CITY:	Altamonte Springs	STATE: Fl	ZIP: 32701
PHONE:	407-452-8633	EMAIL:	larry@rceconsultants.net

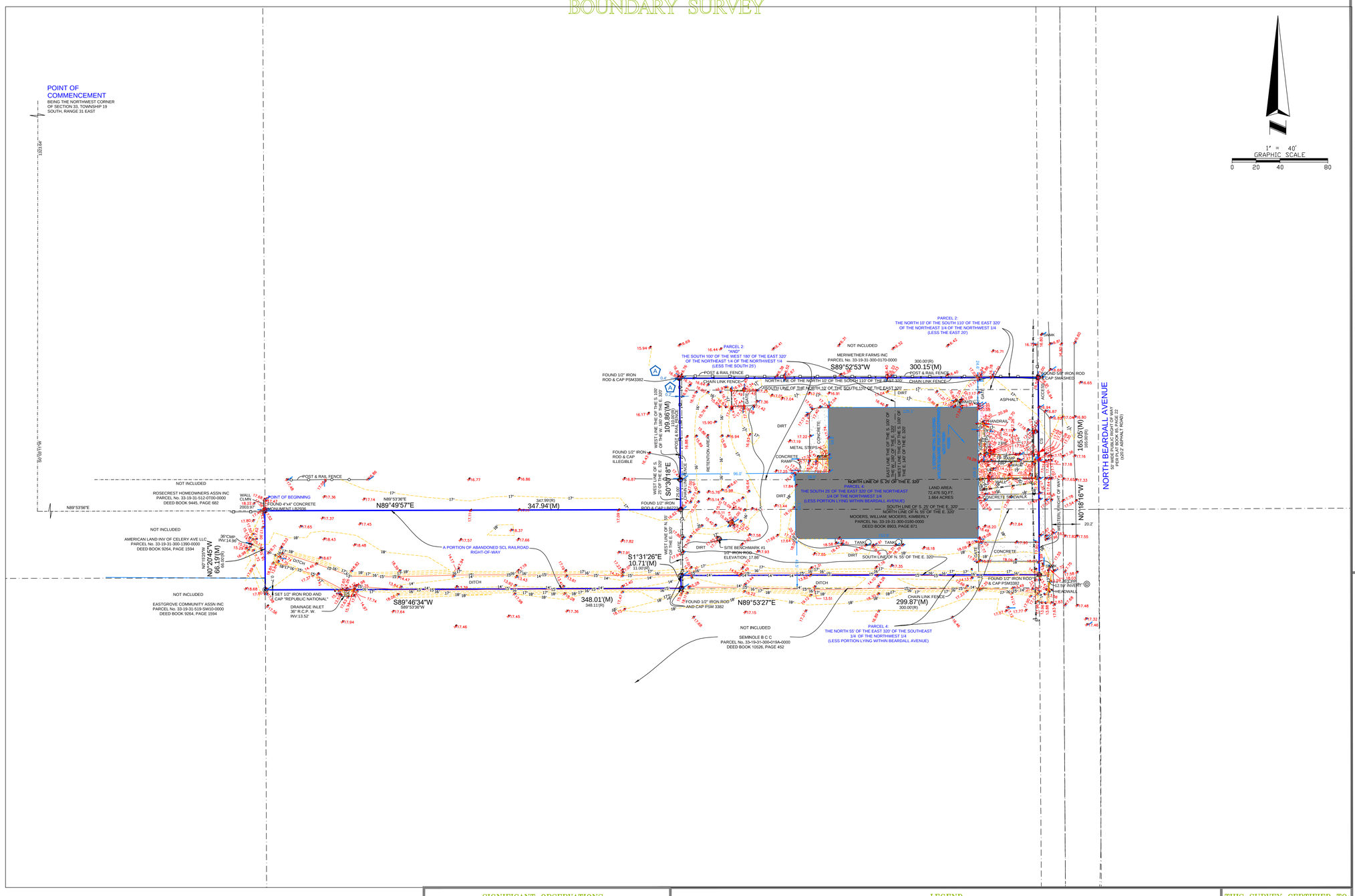
PROPOSED DEVELOPMENT

Brief description of proposed development: Building addition to support growth

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

COMMENTS DUE: 01/16	COM DOC DUE: 01/22	DRC MEETING: 02/04/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: M-1	FLU: IND	LOCATION: on the west side of N Beardall Ave, south of Celery Ave
W/S: CITY OF SANFORD	BCC: 5: HERR	

BOUNDARY SURVEY



LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN SEMINOLE COUNTY, FLORIDA, VIZ:

PARCEL 2:

THE NORTH 10 FEET OF THE SOUTH 110 FEET OF THE EAST 320 FEET (LESS THE EAST 20 FEET FOR ROAD "BEARDALL AVENUE"), OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA;

AND THE SOUTH 100 FEET OF THE WEST 180 FEET OF THE EAST 320 FEET (LESS THE SOUTH 25 FEET FOR RAILROAD), OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA;

AND THE SOUTH 100 FEET OF THE EAST 140 FEET OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA (LESS THE SOUTH 25 FEET FOR RAILROAD AND LESS THE EAST 20 FEET FOR BEARDALL AVENUE).

PARCEL 4:

A STRIP OF LAND 80 FEET IN WIDTH, BEING 25 FEET WIDE ON THE NORTH SIDE AND 65 FEET WIDE ON THE SOUTH SIDE, OF THE CENTER LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S FORMER MAIN TRACK; SAID STRIP OF LAND TO COMMENCE AT THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, AND EXTEND WESTWARDLY 320 FEET.

ALSO, BEING DESCRIBED AS THE SOUTH 25 FEET OF THE EAST 320 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, AND THE NORTH 55 FEET OF THE EAST 320 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION LYING WITHIN BEARDALL AVENUE.

A PORTION OF ABANDONED SCL RAILROAD RIGHT-OF-WAY IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°03'11" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1,323.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 89°53'36" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2,003.97 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE, CONTINUE NORTH 89°53'36" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 347.99 FEET TO A POINT ON THE WEST LINE OF THE EAST 320.00 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE, DEPARTING SAID SOUTH LINE, RUN SOUTH 00°21'37" EAST, ALONG SAID WEST LINE OF THE EAST 320.00 FEET, FOR A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 66.00 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 89°53'36" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 348.11 FEET TO AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'25" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 66.00 FEET TO THE AFORESAID POINT OF BEGINNING.

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST.

2. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.

3. THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12117C0090F, DATED 09/28/2007, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X" (ALL INFORMATION FROM WWW.FEMA.GOV)

4. MATTERS NOT KNOWN TO THIS SURVEYOR MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.

5. THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

6. WITH REGARD TO PIPE SIZES AND INVERTS INFORMATION BASED ON OBSERVED EVIDENCE. HOWEVER, LACKING UNDERGROUND INSPECTION, THE EXACT LOCATION OF UNDERGROUND FEATURES INCLUDING SIZES AND INVERTS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

7. WITH REGARDS TO UNDERGROUND UTILITIES, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BET ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND /OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

8. SITE ADDRESS: 1696 NORTH BEARDALL AVENUE SANFORD, FLORIDA. 32771

9. IF SURVEY IS MARKED AS PRELIMINARY IT IS ONLY TO SHOW THE PROGRESS OF THE SURVEY, NOT TO BE RELIED UPON FOR CONSTRUCTION, DESIGN OR PURCHASE.

MICHAEL W. SOLITRO CERTIFICATE NO. 4458 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SIGNIFICANT OBSERVATIONS

(A) – FENCE NO MORE THAN 0.4' INSIDE PROPERTY

LEGEND

AUTO SPRINKLER
CONCRETE SURFACE
GUY ANCHOR
HANDICAP PARKING SPACE
NO PARKING AREA
SET/FOUND MONUMENT AS NOTED
CONCRETE MONUMENT
SIGN
STORM MANHOLE
UTILITY POLE
AC AIR CONDITIONER
CLF CHAIN LINK FENCE
CO CLEAN OUT
CC CONCRETE CURB
CR CABLE RISER
CA COVERED AREA

DI DRAINAGE INLET
DA DUMPSTER AREA
ELEV ELEVATION
FFE FIRST FLOOR ELEVATION
FDC FIRE DEPARTMENT CONNECTION
FND FOUND
MES MITERED END SECTION
MRF METAL RAIL FENCE
MW MONITORING WELL
PS PARKING SPACE(S)
PWF POST & WIRE FENCE
SQ.FT. SQUARE FEET
SWMK SEWER MARKER
UL UTILITY LID
WM WATER METER
HR HAND RAIL
CS CONCRETE SIDEWALK

ADJOINER LINES
BOUNDARY
BUILDING
CENTER LINE
CHAINLINK FENCE
METAL FENCE
OHU OVERHEAD UTILITY LINE
STORM LINE
PLASTIC FENCE
SECTION LINES
WOOD PANEL FENCE

THIS SURVEY CERTIFIED TO:

SCOTT MOOR

JOB NUMBER:	251006
SCALE:	1" = 40'
FIELD DATE:	10/21/25
DATE OF PLAT OR MAP:	11/06/25
DRAWN BY:	DM
APPROVED BY:	MWS

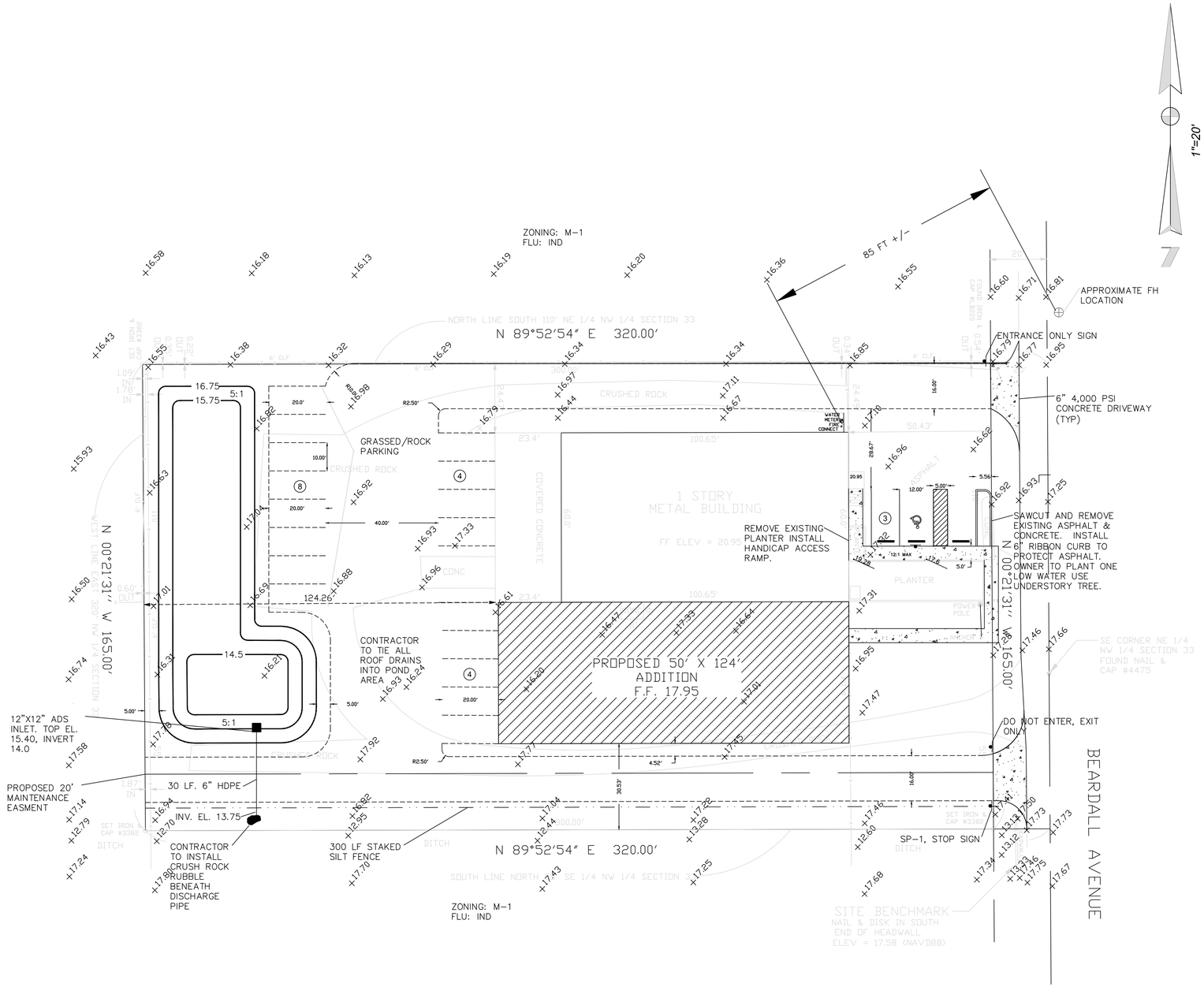
DATE	REVISION HISTORY
.	.

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVEYS@REPUBLICNATIONAL.NET
PHONE 407.862.4200 FAX 407.862.6229

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OR ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, LS #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300



SITE LEGEND

♿	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
TYP	TYPICAL
HC	HANDICAP
(10)	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
2. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFF-SITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
3. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
4. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO 95 MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180).
5. ALL CONCRETE & PAVEMENT TO BE REMOVED MUST BE SAW CUT CLEAN PRIOR TO REMOVAL.
6. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
7. CONTRACTOR SHALL COORDINATE ABANDONMENT OF EXISTING UTILITIES AND NEW UTILITY SERVICES WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING UTILITIES, LIGHT POLES, AND OTHER STRUCTURES TO REMAIN PER FINAL DESIGN PLANS.

GENERAL NOTES

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.

A. OBTAIN THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THE LOCATION OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

B. ALL CONTRACTORS ARE ADVISED THAT IN ELUS (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

C. FLORIDA LAW ELSO REQUIRES PROTECTION OF UNDERGROUND PIPELINES AND REQUIRES THAT "NO EXCAVATOR SHALL COMMENCE EXCAVATION UNTIL INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.

D. CONTRACTOR SHALL NOTIFY ALL APPARENT UTILITY COMPANIES OF PROPOSED STATE OF WORK AND SHALL LOCATE, MARK AND PROTECT ANY AND ALL UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY LINES DURING CONSTRUCTION AND SHALL REPAIR OR REPLACE ANY DAMAGED UTILITY LINES. CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO BEGINNING WORK AND SHALL TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT UTILITY LINES ARE NOT DAMAGED DURING CONSTRUCTION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANIES WHEN WORKING IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.

G. CONTRACTOR SHALL VERIFY THE PROPER CLEARANCES REQUIRED WHEN WORKING NEAR OR UNDER EXISTING OVERHEAD POWER LINES PRIOR TO COMMENCING WORK.

H. ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

I. ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL, OTHER THAN THE OWNER'S, SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

J. ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.

K. ANY DEFICIENCIES FOUND DURING SUCH INSPECTIONS SHALL BE REPRESENTED TO THE CONTRACTOR, WHO SHALL IMMEDIATELY CORRECT SAME. FAILURE TO DO SO MAY BE CAUSE FOR REJECTING THE WORK. NOTIFICATION OF DEFICIENCIES SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROPER CONSTRUCTION OF THE WORK.

L. ANY DEVIATIONS FROM THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER.

M. BEFORE THE CONTRACTOR SHALL ORDER OR DO ANY WORK, THE CONTRACTOR SHALL COMPARE THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE THAT THERE ARE NO CONFLICTS.

N. NO EXISTING MATERIALS SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING PROCESS.

O. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SANFORD STANDARDS & SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FDOT STANDARD INDEXES AND SPECIFICATIONS.

P. CONTRACTOR SHALL PROTECT ADJACENT WATER COURSES, WETLANDS AND PROPERTIES FROM SILTATION DURING CONSTRUCTION.

Q. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO TREES.

R. EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY CLEARING OR GRADING. IF A DEWATERING PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.

S. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING DIMENSIONS SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIFFERENCES.

T. THE CONTRACTOR SHALL PERFORM PROOF ROLLING ON THE SUBGRADE AS DIRECTED BY THE ENGINEER TO ASSURE THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED AND REPLACED WITH SUITABLE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

U. IN ACCORDANCE WITH SECTION 556.105, F.S. EXCAVATORS IN THE STATE SUNSHINE STATE ONE-CALL OF FLORIDA, INC. REQUIRES EXCAVATORS TO NOTIFY SUNSHINE UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSOCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 811 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.

S. TRENCH SAFETY- CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R., DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA 926.650, SUBPART P, AND ALL SUBSEQUS=ESNT REVISIONS OR UPDATES ADOPTED BY THE

CONSTRUCTION SAFETY

REGULATIONS TO ENSURE THAT ONE SAFE MANNER SAFE INSTALLATION, OSHA, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

PROPERTY APPRAISOR ID NUMBER: 33-19-31-300-0180-000

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW. APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

WILLIAM & KIMBERLEY MOORS BUILDING EXPANSION
BEARDALL AVENUE, SEMINOLE COUNTY
SITE PLAN

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, Fl. 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

Engineer of Record

Laurence Poliner
#56974

RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #: 05.2011
DRAWN: LMP CHECKED: LMP
MAY 2011
SCALE: 1"=20'
SHEET: 2

SITE PLAN

SITE DATA

PROPERTY ZONING:
SITE & NORTH, SOUTH, WEST
M-1 (INDUSTRIAL) EAST IS ROW

FUTURE LAND USE:
SITE & NORTH, SOUTH, WEST
IND (INDUSTRIAL) EAST IS ROW

EXISTING LAND USE:
SITE IS DEVELOPED FOR EXISTING FABICATION WAREHOUSE USE

EXISTING PROPERTY AREA:
TOTAL = 1.14 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 35 FEET (ALLOWED)
= 20 FEET (PROPOSED MAXIMUM)

MINIMUM BUILDING SETBACKS:
FRONT = 50 FT
SIDE = 10 FT
REAR = 10 FT

PARKING SPECIFICATIONS:
PARKING SPACES REQUIRED
INDUSTRIAL FACILITY = 1 SPACE/ 2 EMPLOYEES PLUS 1 SPACE PER COMPANY VEHICLE

PARKING SPACES PROVIDED:
REGULAR SPACES = 17
HANDICAP SPACES = 1

TOTAL SPACES 18

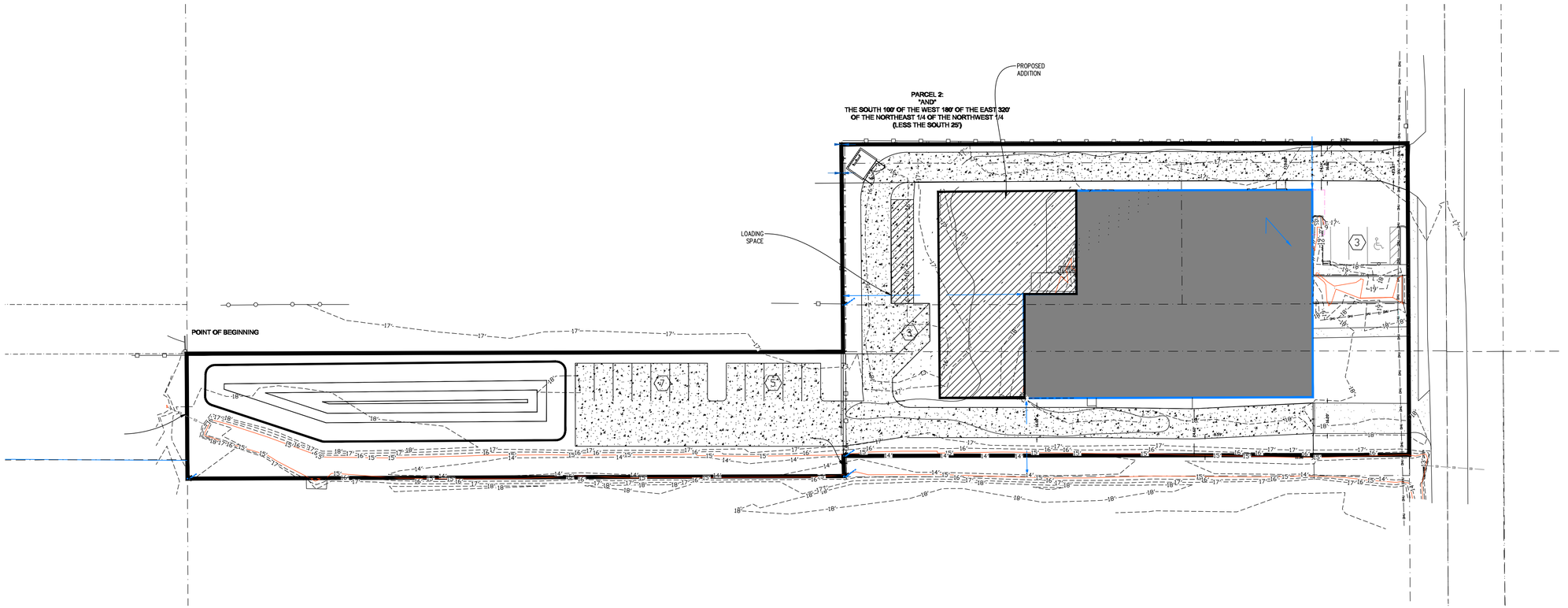
SITE CALCULATIONS:
MAXIMUM ISR 75%

EXISTING STRUCTURE 15,278 SF
PROPOSED ADDITION: 6,500 SF

FLOOD ZONE:
THIS SITE IS IN ZONE X, AN AREA OF NO FLOODING.

N
W E
S

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



WILLIAM & KIMBERLEY MOOERS BUILDING EXPANSION
BEARDALL AVENUE, SEMINOLE COUNTY
SITE PLAN

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #: 52.2025
DRAWN: LMP CHECKED: LMP
JAN 2026
SCALE: 1"=30'
SHEET: 1

SITE PLAN

Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **33-19-31-300-0180-0000**
Property Address: **1696 N BEARDALL AVE SANFORD, FL 32771**
Owners: **MOOERS, WILLIAM; MOOERS, KIMBERLY**

2026 Market Value $1,140,628 Assessed Value $838,012 Taxable Value $838,012
2025 Tax Bill $11,767.25 Tax Savings with Non-Hx Cap $2,162.02
Light Manufacturing property w/1st Building size of 7,320 SF and a lot size of 1.68 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	33-19-31-300-0180-0000
Property Address	
Mailing Address	266 BLACK LAKE RD OSTEEN, FL 32764
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	$797,283	$803,214
Depreciated Other Features	$8,543	$5,696
Land Value (Market)	$334,802	$209,386
Land Value Agriculture	$0	$0
Just/Market Value	$1,140,628	$1,018,296
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$302,616	$256,467
P&G Adjustment	$0	$0
Assessed Value	$838,012	$761,829

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	$13,929.27
Tax Bill Amount	$11,767.25
Tax Savings with Exemptions	$2,162.02

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
MOOERS, WILLIAM - Tenancy by Entirety MOOERS, KIMBERLY - Tenancy by Entirety

Legal DescriptionA

SEC 33 TWP 19S RGE 31E
S 110 FT OF E 320 FT OF NE 1/4 OF NW 1/4 &
N 55 FT OF E 320 FT OF SE 1/4 OF NW 1/4 IN
ABANDONED RR ROW (LESS E 20 FT FOR RD)
& BEG 1323.64 FT S & 2003.97 FT E OF NW COR
RUN E 347.99 FT S 66 FT W 348.11 FT N TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$838,012	$0	$838,012
Schools	$1,140,628	$0	$1,140,628
FIRE	$838,012	$0	$838,012
ROAD DISTRICT	$838,012	$0	$838,012
SJWM(Saint Johns Water Management)	$838,012	$0	$838,012

SalesA

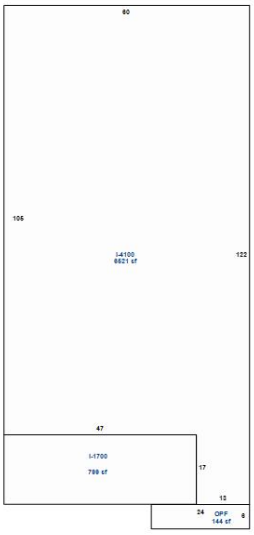
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	$62,000	08903/0871	Vacant	No
WARRANTY DEED	3/25/2010	$350,000	07356/1698	Improved	Yes
WARRANTY DEED	9/1/1992	$100	02476/0535	Improved	No
WARRANTY DEED	3/15/1982	$1,900	01395/0631	Vacant	No
WARRANTY DEED	11/1/1979	$100	01254/1123	Vacant	No
WARRANTY DEED	11/1/1979	$3,000	01254/1121	Vacant	No

LandA

Units	Rate	Assessed	Market
49,500 SF	$4.62/SF	$228,690	$228,690
22,968 SF	$4.62/SF	$106,112	$106,112

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7320
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	$731,006
Assessed	$292,402

* Year Built = Actual / Effective



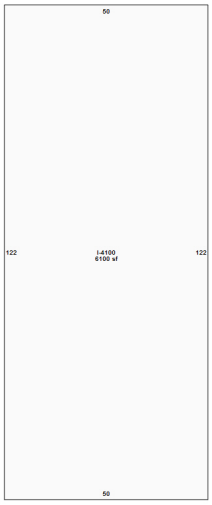
Building 1

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	144

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6100
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	$601,049
Assessed	$504,881

* Year Built = Actual / Effective



Building 2

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08985	FIRE SPRINKLER SYSTEM	$9,640		10/24/2013
05426	CONSTRUCT NEW STEEL BUILDING	$228,748		6/27/2013
05788	ALLISON MARINE-LOTS & RECEPTCL	$0		9/1/1995

04959	ALLISON MARINE COMPANY DOING WORK - SYSTEMS OF SECURITY	$500	7/1/1994
04294	ALLISON MARINE FIRE SPRINKLERS	$850	6/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1980	3450	$9,315	$5,589
6' CHAIN LINK FENCE - LIN FT	1980	270	$4,182	$2,509
LOAD RAMP	1980	360	$742	$445

ZoningA

Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

Political RepresentationA

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

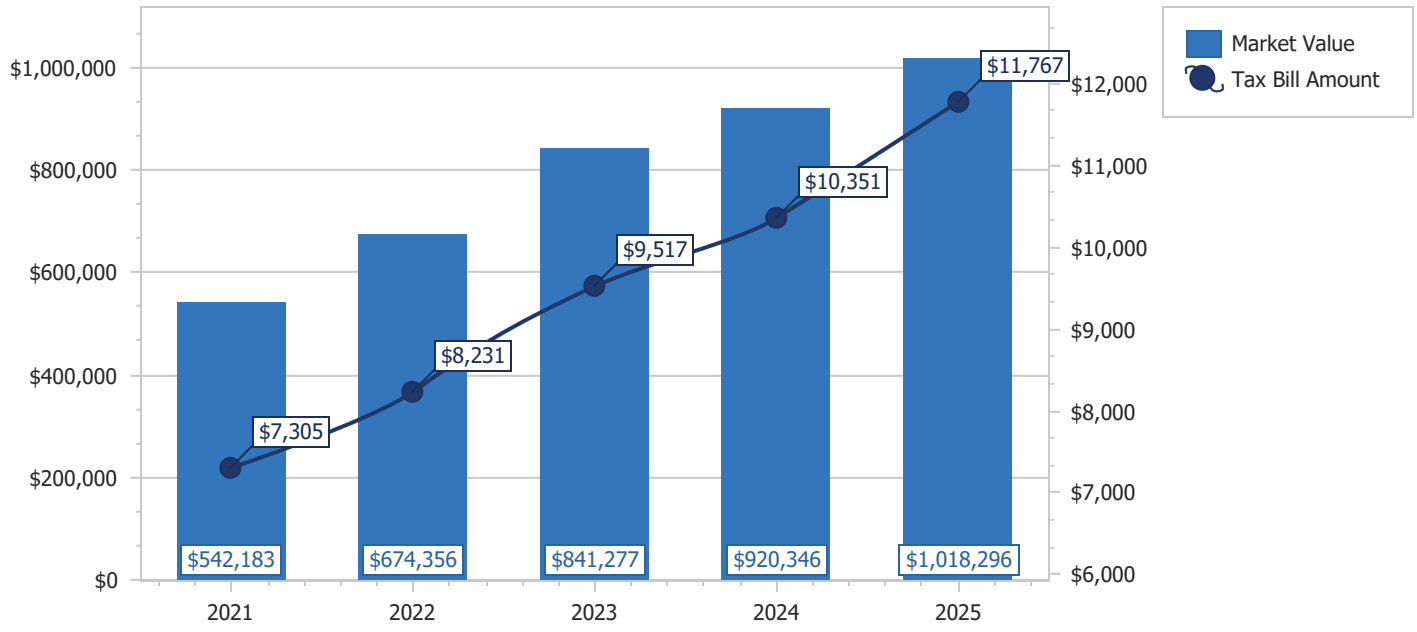
School DistrictsA

Elementary	Region 3
Middle	Millennium
High	Seminole

UtilitiesA

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date:	1/5/2026 11:27:43 AM
Project:	26-80000001
Credit Card Number:	53**********9074
Authorization Number:	04297Z
Transaction Number:	050126C2B-A9215D65-98B7-4B24-8ED7-089EC3E758B8
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, January 30, 2026, in order to place you on the Wednesday, February 4, 2026 meeting agenda.

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

The DRC Agenda can be found here.

PROJECT NAME:	**AEROTECH ALUMINUM - PRE-APPLICATION**	**PROJ #: 26-80000001**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/06/26	
RELATED NAMES:	EP WILLIAL MOOERS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7377	
PARCEL ID NO.:	33-19-31-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ADDITION TO AN EXISTING WAREHOUSE	
NO OF ACRES	1.66	
BCC DISTRICT	5-HERR	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF N BEARDALL AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	

APPLICANT:	**CONSULTANT:**
WILLIAL MOOERS AEROTECH ALUMINUM 266 BLACK LAKE RD OSTEEN FL 32764 (407) 324-5400 AEROTECALUM@AOL.COM	LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DR ALTAMONTE SPRINGS FL 32701 (407) 452-8633 LARRY@RCECONSULTANTS.NET

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.

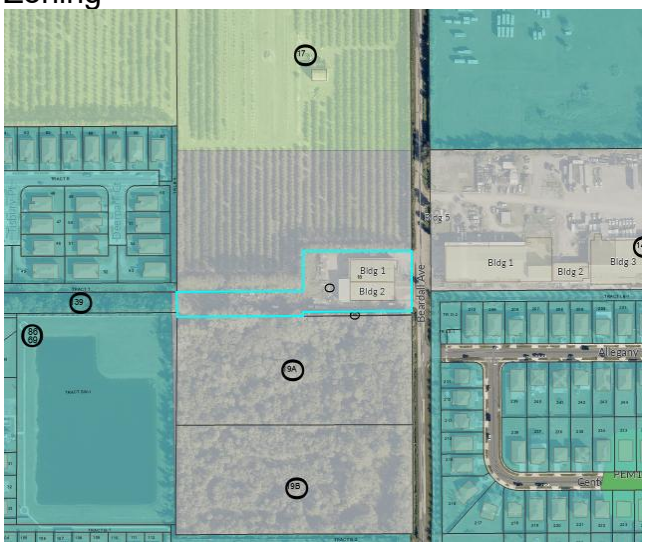
PROJECT MANAGER COMMENTS

- The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.

- The proposed addition is subject to the Site Plan process.

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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.
4	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
7	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
8	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN

9	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
10	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
11	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
12	Building Division	- Standard building permitting will apply. - A separate permit site is required for each building/ structure: Example- each building, standalone structure, dumpster enclosure, retaining wall, fence/ gate systems, etc..
13	Building Division	- Size of building, and addition will require the expansion of the fire sprinkler system into the addition.
14	Comprehensive Planning	Site has a Future Land Use of Industrial (IND). The maximum intensity permitted in this designation is 0.65 floor area ratio. Per Comprehensive Plan Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. Special Provisions Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.

15	Comprehensive Planning	Per Policy FLU 5.3.4 Industrial: Uses - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Wholesale greenhouses; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Medical clinics; - Publishing plants; - Public buildings; - Stockyards; - Public elementary schools, public middle schools and public high schools; - Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and - Adult entertainment establishments and sexually oriented businesses Based on this, the proposed use appears consistent with the Future Land Use and will need to also be consistent with the underlying zoning.
16	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.
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)
18	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
19	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
20	Planning and Development	The following comment was received from Rey Delmundo, Pretreatment Coordinator with the City of Sanford Utilities Department. He can be reached at 407-688-5000 x5513 or rey.delmundo@sanfordfl.gov with any questions. We need more information on the type of business, production operation, and method of discharge of their wastewater to be able to identify if they will be considered a Categorical Industrial User and if we need to issue an Industrial Wastewater Discharge Permit. Attached is a copy of the Wastewater Discharge Survey for the business to complete. (See his email sent to you on January 8th for the attachment)
21	Planning and Development	The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district. The uses permitted in the M-1 zoning district can be found in SCLDC Section 30.5.2. Permitted use table https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO

22	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.
23	Planning and Development	The subject site is within 20,000 feet from the nearest point of the nearest runway of the Sanford Airport. Please complete the FAA form 7460-1 Notice of Proposed Construction or Alteration. https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273
24	Planning and Development	If site lighting is proposed, the industrial property is located within 200 feet of residential property and shall be limited to cut off fixtures mounted no higher than 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 0.5 foot-candles. SCLDC Sec. 30.15.1(b)(4)
25	Planning and Development	Outdoor lighting fixtures shall be located no less than 50 feet from any property having a residential future land use designation or a residential zoning classification. SCLDC Section 30.15.5
26	Planning and Development	SCLDC Part 16 - Performance Standards - All uses conducted in commercial and industrial districts must conform to the standards of performance described in this part and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare. Please see this section for additional information.
27	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.stml
28	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for manufacturing and warehouses is 1 space for every 2 employees, plus 1 space for each company vehicle. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
29	Planning and Development	Per Sec. 30.11.7(a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.

30	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
31	Planning and Development	The building setbacks for the M-1 zoning district are: Front - 50 feet Side yard - 10 feet Rear - 10 feet
32	Planning and Development	The maximum allowable building height is 35 feet.
33	Planning and Development	The subject site has an Industrial Future Land Use designation which allows a maximum floor area ratio (F.A.R.) of 0.65. Floor area ratio definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.

34	Planning and Development	At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements. Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 Open Space: • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.
35	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided to verify compliance with chapter 18.3 of NFPA 1.
36	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
37	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1
38	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
39	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.
40	Public Safety - Fire Marshal	Additional comments may be generated based on actual site submittal.

41	Public Works - Engineering	Based on the most recent Seminole County Midway Basin Study the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. The modeled flood elevation is 18' NAVD88.
42	Public Works - Engineering	The proposed project is located within the Midway drainage basin.
43	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
44	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues that exist, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. A volumetric difference may be considered but only if the downstream system can be shown to handle the flows.
45	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west to the existing onsite system.
46	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the CSX Ditch on the south side of the site.
47	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note the retention shown for the site does not appear sufficient to replace the existing drainage system and to add the new impervious.
48	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.
49	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
50	Public Works - Impact Analysis	A TIS Report is not required, PM peak trips generated are less than requirement (50 VPH).

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0081

Title:

VILLAGE ON THE GREEN VILLAS - PRE-APPLICATION
Project Number: 25-80000140
Project Description: Proposed Site Plan for 4 villas on 82.91 acres in the PD zoning district located on the north side of Wekiva Springs Rd, east of Wekiva Springs Ln
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 03-21-29-300-009M-0000+
BCC District: 3-Constantine
Applicant: Angela Harmsen (480) 232-7971
Consultant: Brooks Stickler (407) 427-1677

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

PROJ. #: 25-80000140
PM: Annie
REC'D: 12/16/25
Paid: 1/6/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ **PRE-APPLICATION** $50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Village on the Green Villas		
PARCEL ID #(S):	03-21-29-300-009M-0000 & 03-21-29-5WA-0000-0010		
TOTAL ACREAGE:	82.91	BCC DISTRICT:	District 3
ZONING:	Planned Development (PD)	FUTURE LAND USE:	Planned Development (PD)

APPLICANT

NAME:	Angela Harmsen	COMPANY:	Lifespace Communities
ADDRESS:	3501 Olympus Blvd. Suite, 300		
CITY:	Dallas	STATE: TX	ZIP: 75019
PHONE:	480-232-7971	EMAIL:	angela.harmsen@lifespacecommunities.com

CONSULTANT

NAME:	Brooks A. Stickler	COMPANY:	Kimley-Horn and Associates, Inc
ADDRESS:	6876 Marwick Lane., Suite 350		
CITY:	Orlando	STATE: FL	ZIP: 32827
PHONE:	407-427-1677	EMAIL:	Brooks.Stickler@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: We are proposing 4 villas with eight total units, six units with two bedrooms and two units with three bedrooms, with new utilities connections.

☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☑ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: 1/16	COM DOC DUE: 1/22	DRC MEETING: 2/4
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the north side of Wekiva Springs Rd, east of Wekiva Springs Ln
W/S: Sunshine Water	BCC: 3: Constantine	

Agenda: 1/23

December 15, 2025

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

Re: **Pre-Application Narrative**
Village on the Green Villas

Seminole County Planning and Development,

Please accept this formal request for a Pre-Application Meeting to discuss a proposed development consisting of eight total units, six units with two bedrooms and two units with three bedrooms, along with new utilities connections. The project is located within the Master Development Plan for the Village on the Green PD, specifically on the parcel (03-21-29-300-009M-0000) in Seminole County, Florida

Please see concept plan SP-03 that has been included with this submittal package. We believe the attached site plan will necessitate a site plan.

The Proposed Development's Buildings have been oriented at least 25' away from the adjacent parcels Sabal Palm Dr and at least 25' away from the Village on the Green. Stormwater management will be maintained by connecting our proposed site to the same stormwater pond the existing site is connected to.

This Pre-Application Meeting is being requested to specifically discuss the permitting processes and requirements for Seminole County approval of the proposed development.

If you have any questions or comments, please do not hesitate to contact us directly at (407) 427-1677 or by email at Brook.Stickler@Kimley-Horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

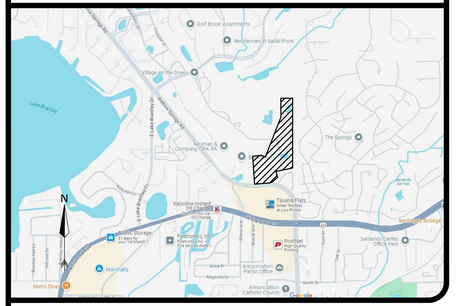


Brooks A. Stickler, P.E.

K:\LKN_Civil\249426003-Village on the Green Villas\AGENCY PERMITS\Seminole County\PRE-APP\APPLICATIONS\Village on the Green- Pre-Application Narrative.docx

BOUNDARY AND LOCATION SURVEY

VICINITY MAP (NOT TO SCALE)



NOTES

CONTINUED:

13. EXCEPT AS SHOWN, BASED ON A SURFACE INSPECTION, ALL OBSERVED UTILITIES ENTER THE SUBJECT PROPERTY THROUGH PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF RECORD AS PROVIDED BY CLIENT.

14. THIS IS NOT A TOPOGRAPHIC SURVEY AND DIRECTION/FLOW OF STORMWATER DRAINAGE HAS NOT BEEN DETERMINED. STORMWATER DRAINAGE APPEARS TO FLOW THROUGH THE DRAINAGE EASEMENTS DEPICTED HEREON PER THE TITLE COMMITMENT.

15. EXCEPT AS SHOWN, BASED ON A SURFACE INSPECTION, THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE OTHER ADJOINING PROPERTIES FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT, INGRESS OR EGRESS.

16. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

17. NO EVIDENCE OF CEMETERIES WAS OBSERVED.

18. SITE CONTAINS 297,676 SQUARE FEET OR 6.8337 ACRES MORE OR LESS.

19. NO OBSERVABLE INDICATION OF RECENT STREET, SIDEWALK OR REPAIRS.

20. NO OBSERVABLE EVIDENCE OF SITE USED AS A WASTE DUMP, SUMP OR SANITARY LANDFILL.

21. NO DELINEATED WETLAND AREAS WERE OBSERVED WITHIN BOUNDARY PERIMITERS.

DESCRIPTION

PARCEL 1 (FEE SIMPLE PARCEL)
A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEARINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCEL)
TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF RIGHT-OF-WAY GRANTED TO NORTH ORLANDO ASSOCIATES, LTD., BY SABAL POINT DEVELOPMENT CO., INC., AND SABAL POINT PROPERTIES, INC., IN WARRANTY DEED DATED MAY 31, 1982, AND RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 1570, AS AMENDED AND EXPANDED BY THAT CERTAIN EASEMENT MODIFICATION AGREEMENT AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1415, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SEMINOLE COUNTY, FLORIDA, FOR INGRESS AND EGRESS BETWEEN THE DEMISED PREMISES AND WEKIVA SPRINGS ROAD OVER AND THROUGH THE FOLLOWING PARCEL OF LAND:

A PART OF THE UNPLATTED PART OF SECTION 3,TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEARINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 51.56 FEET; THENCE SOUTH 83 DEGREES 56 MINUTES 44 SECONDS WEST, FOR 47.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 17 SECONDS, FOR 62.71 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 05 DEGREES 52 MINUTES 33 SECONDS EAST, FOR 70.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 58 DEGREES 39 MINUTES 28 SECONDS, FOR 33.78 FEET TO A NON TANGENTIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY AND LYING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEKIVA SPRINGS ROAD, A RADIAL LINE TO SAID INTERSECTION BEARING SOUTH 01 DEGREE 29 MINUTES 43 SECONDS WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 44 MINUTES 08 SECONDS, FOR 83.31 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (EASEMENT PARCEL)
TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT MEASURING 10 FEET IN WIDTH FOR SANITARY SEWER AND DRAINAGE, AS SET FORTH IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1349, PAGE 1260, AS ASSIGNED BY ASSIGNMENT OF SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1356, PAGE 1589, AND AS

AMENDED BY AMENDMENT TO SANITARY SERVER AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1368, PAGE 86, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY R/W LINE OF WEKIVA SPRINGS ROAD BEING S84°01'53" W (PER DESC).

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12117C0135F, COMMUNITY NO. 120289, SEMINOLE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 28, 2007. NO PORTION OF THE PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA PER SAID MAP.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THE LOCATION OF ALL EASEMENTS AND RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY AND LISTED IN TITLE COMMITMENT NO. NCS-737949-KCTY, DATED JUNE 10, 2015 @ 8:00 A.M. ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE GRAPHICALLY DEPICTED. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED DOCUMENT.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. THIS SITE CONTAINS 305 STRIPED PARKING SPACES INCLUDING 7 HANDICAPPED SPACES.

10. BASED ON A SURFACE INSPECTION, ALL OBSERVABLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

11. EXCEPT AS SHOWN, BASED ON A SURFACE INSPECTION, WITH RESPECT TO ADJOINING PROPERTIES NO PARTY WALLS WERE OBSERVED AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARIES OF THE PROPERTY.

12. THIS PROPERTY HAS DIRECT ACCESS TO WEKIVA SPRINGS ROAD, A PUBLIC STREET OR HIGHWAY.

SCHEDULE B-2 - EXCEPTIONS

9. EASEMENT FOR WATER AND SEWER PIPELINE IN FAVOR OF HUSKEY INVESTMENT CO., INC., GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 848, PAGE 421, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10. EASEMENT FOR WATER AND SEWER PIPELINE IN FAVOR OF HUSKEY INVESTMENT CO., INC., GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 962, PAGE 1060, AS ASSIGNED TO SANLANDO UTILITIES CORP., BY ASSIGNMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1282, BOTH OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

11. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), EASEMENTS, MASTER AGREEMENTS, RESERVATIONS, LEASES, RULES, BYLAWS, AND OTHER PROVISIONS WHICH MAY BE CONTAINED IN AND ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OF CROWN POINT BY THE SPRINGS, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK1307, STARTING AT PAGE 859, AS MAY BE AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO EASEMENT AND DRAINAGE EASEMENT AGREEMENT ONLY).

12. SANITARY SEWER AND DRAINAGE EASEMENT AGREEMENT BETWEEN CROWN POINT CONSTRUCTION CO., AND SABAL POINT, PROPERTIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 1349, PAGE 1260, AS ASSIGNED TO SABAL POINT DEVELOPMENT CO., INC., BY ASSIGNMENT OF SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1356, PAGE 1589, AND AS AMENDED BY AMENDMENT TO SANITARY SEWER AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1368, PAGE 86, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED BY AND BETWEEN SABAL POINT DEVELOPMENT CO., INC., AND SABAL POINT PROPERTIES, INC., AS "GRANTOR", AND NORTH ORLANDO ASSOCIATES, LTD., RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 1570, AS AFFECTED BY EASEMENT MODIFICATION AGREEMENT AND GRANTS OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1415, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

14. AN UNRECORDED LEASE OR SUB-LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THAT CERTAIN SHORT FORM LEASE ENTERED INTO BY AND BETWEEN NORTH ORLANDO ASSOCIATES, LTD., AS "LANDLORD", AND J.C. PENNEY COMPANY, INC., AS "TENANT", RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 1579, AS AFFECTED BY AGREEMENT REGARDING LEASE RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1440, BY AGREEMENT REGARDING LEASE RECORDED IN OFFICIAL RECORDS BOOK 3777, PAGE 1494, BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3777, PAGE 1565, BY ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED ON NOVEMBER 1, 2010 IN OFFICIAL RECORDS BOOK 7471, PAGE 1250, AND BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED ON NOVEMBER 3, 2010 IN OFFICIAL RECORD BOOK 7473, PAGE 957, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE)

15. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 993, (LEGAL DESCRIPTION NOT ATTACHED WITH ORB AND PG) AS AFFECTED BY AGREEMENTS WITH SEMINOLE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 2959, PAGE 696, AND IN OFFICIAL RECORDS BOOK 2959, PAGE 1460, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (RIGHT OF WAY MAP FOR SEMINOLE COUNTY PROJECT #PS-078 NOT OBTAINABLE AT THIS TIME) (AGREEMENTS AFFECTING SUBJECT PROPERTY ARE NOT PLOTTABLE)

16. DRAINAGE EASEMENT IN FAVOR OF SEMINOLE COUNTY, INC., GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 1451, PAGE 1078, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

17. NON-EXCLUSIVE UTILITIES EASEMENT IN FAVOR OF SANLANDO UTILITIES CORP., GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1391, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

18. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED BY AND BETWEEN NORTH ORLANDO ASSOCIATES, LTD., AS GRANTOR, AND SANLANDO UTILITIES CORP., GRANTEE, CONVEYING WATER AND SEWER LINES, RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1397, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

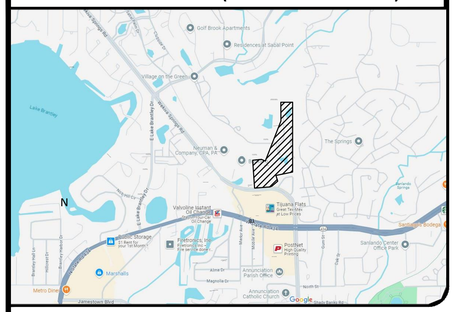
19. ANY RIGHTS OR INTERESTS AS INDICATED BY THAT CERTAIN SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER, RECORDED IN OFFICIAL RECORDS BOOK 7342, PAGE 563, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE)

LINE TABLE

LINE	BEARING	LENGTH
L48	N05°29'55"W	25.00
L49	N84°30'05"E	554.85
L50	N40°08'21"E	15.55
L51	S40°08'21"W	27.57
L52	S84°30'05"W	565.04
L53	N47°15'13"W	113.05
L54	S42°44'47"W	7.41
L55	S12°01'06"E	56.36
L56	S51°14'42"E	24.98
L57	S02°48'28"E	34.11
L58	N87°17'49"E	11.00
L59	S04°10'50"E	14.87
L60	S86°35'40"W	11.35
L61	S02°47'33"E	65.42
L62	S50°55'02"W	252.47
L63	S32°41'09"W	98.07
L64	N57°18'51"W	15.00
L65	N32°41'09"E	100.49
L66	N51°02'20"E	246.90
L67	N02°48'28"W	100.82
L68	N51°14'42"W	23.58
L69	N12°01'06"W	55.67
L70	N55°53'46"W	73.44
L71	S84°07'32"W	219.07
L72	S02°41'01"E	16.46
L73	S87°18'59"W	15.00
L74	N02°41'01"W	15.63
L75	S84°07'35"W	33.49
L76	N05°52'25"W	10.81
L77	S89°57'36"W	127.45
L78	N00°02'24"W	15.00
L79	N89°58'25"E	163.82
L80	N84°07'35"E	33.89
L81	N06°01'36"W	26.09
L82	N83°58'25"E	15.00
L83	S06°01'36"E	26.13
L84	N84°07'35"E	178.09
L85	S55°53'46"E	95.83
L86	N23°53'51"W	106.17
L87	S66°06'09"W	8.07
L88	S23°23'21"E	123.67
L89	S58°13'23"E	17.70
L90	S88°05'50"E	19.41
L91	S60°20'56"E	23.00
L92	S31°03'14"E	31.74
L93	S06°25'51"E	33.04
L94	S18°01'35"E	34.69
L96	N18°01'35"W	34.69
L97	N06°25'33"W	30.24
L98	N31°03'14"W	31.74
L99	N60°20'56"W	23.00
L100	N88°05'50"W	19.41
L101	N58°13'23"W	17.70
L102	N23°23'08"W	123.32
L105	N06°11'10"W	2.88
L107	N50°26'10"E	11.60
L108	N70°21'21"E	156.45
L109	N72°23'11"E	14.53
L110	S16°08'27"E	185.19
L111	N80°14'52"W	79.58
L112	N42°28'39"W	36.46
L113	N51°22'16"W	118.98
L114	S22°55'11"W	45.44
L115	S67°04'43"W	97.76
L116	S13°05'36"E	36.66
L117	S80°38'34"E	11.71
L118	S04°33'26"E	71.61
L119	S83°33'53"E	94.66
L120	S00°37'50"W	20.11
L121	S44°04'20"E	125.02
L122	S65°59'45"E	45.98
L123	S09°00'43"E	85.97
L124	S50°35'07"E	100.64
L125	S14°44'08"E	38.23
L126	S02°12'35"W	76.19
L127	S13°30'36"E	38.36
L128	N30°35'02"W	411.97
L129	N44°06'03"W	421.43
L130	N45°41'14"E	79.71
L131	N80°19'09"W	18.28
L132	N56°50'48"W	113.68
L133	S48°35'46"W	115.54
L134	S77°05'28"W	138.35
L135	N65°59'39"W	196.02
L136	S43°40'30"W	57.97
L137	S03°03'21"W	56.41
L138	S30°29'45"W	134.88
L139	N06°27'38"E	18.70
L140	N30°29'45"E	130.82
L141	N03°03'21"E	44.15
L142	N42°29'22"W	121.26
L143	N04°56'30"W	126.77
L144	S17°18'45"E	18.10
L145	S04°56'30"E	115.67
L146	S42°29'22"E	98.17
L147	N43°40'30"E	70.84
L148	S65°59'39"E	208.63
L149	N77°05'28"E	118.37
L150	N48°35'46"E	132.79
L151	S56°50'48"E	125.71
L153	N26°53'54"W	65.52
L154	N65°16'20"W	85.23
L155	N66°40'23"E	33.45
L156	N57°51'46"E	93.60
L157	S73°30'48"E	97.97
L158	S02°11'36"W	131.03
L159	S43°14'27"E	7.10
L160	S34°27'19"W	91.17
L161	N57°28'11"W	178.26
L162	S32°24'13"W	45.47
L164	S00°10'57"E	13.51
L165	N89°59'27"W	26.50
L166	N00°03'25"W	19.60
L167	N89°57'03"W	12.48
L168	S89°57'03"E	14.82
L169	S71°26'28"E	64.09
L170	N70°28'24"E	27.00
L171	S50°16'14"W	70.44
L172	N06°16'05"E	17.77
L173	N70°28'24"E	21.61
L174	S71°26'28"E	41.67
L176	S00°02'57"W	34.48
L177	S44°03'06"E	20.06
L178	N38°10'10"W	5.19
L179	N62°44'12"W	1.92
L180	S52°58'28"E	62.72
L181	S86°50'59"E	33.49
L182	N12°04'59"E	69.59
L183	N24°33'30"W	122.46
L184	N02°35'55"W	11.01
L185	N68°42'32"E	98.67
L186	N06°48'41"W	23.85
L187	N89°18'01"W	5.12
L188	N25°37'25"W	76.03
L189	N22°18'59"E	27.12
L190	N08°11'01"E	24.82
L191	N01°00'06"W	25.48
L192	N21°41'58"W	35.99
L193	N09°36'35"E	26.02
L194	N17°39'26"W	20.60
L195	N78°40'15"E	104.33
L196	S02°43'16"E	22.41
L197	S67°46'21"E	14.32
L198	S47°07'21"E	27.76
L199	S29°11'07"E	29.46
L200	S32°30'44"E	14.54
L201	S88°17'20"E	14.43
L203	N71°23'35"E	14.41
L203	S83°30'13"E	13.97
L204	S52°08'41"E	29.05
L205	S30°02'11"E	28.79
L206	S41°58'15"E	14.02
L207	S70°43'39"E	14.43
L208	S78°31'27"E	28.73
L209	S67°49'02"E	15.31
L210	S44°36'45"E	14.40
L211	S01°56'30"E	14.27
L212	S51°00'54"W	14.37
L213	S78°54'11"W	28.91
L214	S83°18'58"W	14.39
L215	N71°18'39"W	14.35
L216	N80°08'05"W	28.74
L217	N71°22'57"W	14.43
L218	S75°58'52"W	14.10
L219	S49°43'05"W	28.83
L220	S73°17'11"W	15.87
L221	N75°34'21"W	15.59
L222	N58°22'24"W	15.69
L223	N74°28'12"W	8.51
L224	S70°14'54"W	7.24
L225	S27°22'48"W	15.28
L226	S34°51'37"W	12.89
L227	S44°34'51"W	13.30
L228	S34°51'44"W	18.97
L229	N89°18'01"W	5.80
L230	S04°49'04"E	35.43
L231	S71°29'56"W	27.09
L232	S68°42'32"W	82.93
L233	S02°35'55"E	5.33
L234	S24°33'30"E	125.47
L235	S12°04'59"E	73.41
L236	S19°31'36"E	10.01
L237	S70°28'24"W	13.56
L238	S06°45'59"W	17.85
L239	N70°28'24"E	44.75
L240	S01°50'49"E	15.37
L241	N50°16'14"E	57.47
L242	S29°01'02"E	10.49
L243	S19°05'00"E	5.33
L244	S17°49'57"E	110.63
L245	S15°58'28"E	17.39
L246	S54°46'40"W	25.40
L247	S80°17'30"W	33.53
L248	S89°11'11"W	51.31
L249	N85°09'15"W	30.34
L250	S51°30'48"W	43.28
L251	S45°25'11"W	45.56
L252	S04°01'28"E	29.37
L253	S07°24'49"E	22.52
L254	S05°14'28"E	35.77
L255	S11°09'00"E	26.25
L256	S14°27'12"E	63.19
L257	S12°59'53"E	17.13
L258	S53°01'52"E	41.24
L259	S00°31'53"E	31.91
L260	S85°41'50"E	56.18
L261	S83°49'28"E	53.32
L262	S86°45'44"E	7.43
L263	N57°46'01"E	26.71
L264	N54°15'44"E	21.36
L265	S80°54'17"E	37.76
L266	S86°32'21"E	24.27
L267	N88°56'19"E	63.17
L268	S83°39'20"E	32.53
L269	N18°01'27"E	81.11
L270	N02°41'30"W	196.46
L271	N87°31'41"E	151.30
L272	N89°56'24"E	164.20
L273	N84°06'23"E	33.51
L274	N06°02'48"W	26.09
L275	N83°57'12"E	15.00
L276	S06°02'48"E	26.13
L277	N84°06'23"E	178.09
L278	S55°54'59"E	95.83
L279	S12°02'19"E	56.36
L280	S51°15'55"E	24.98
L281	S02°49'41"E	115.18
L282	S51°01'07"W	4.68
L283	S33°44'45"E	10.40
L284	S52°00'00"W	15.00
L285	N33°43'29"W	10.14
L286	S51°01'07"W	232.40
L287	S32°39'57"W	78.48
L288	S50°12'37"E	8.43
L289	S53°36'14"E	19.27
L290	S58°17'12"E	86.21
L291	S48°00'11"E	51.17
L292	S41°21'10"E	65.17
L293	S41°49'43"E	145.13
L294	S53°32'20"E	26.71
L295	S59°59'03"E	30.02
L296	S64°47'07"E	18.56
L297	S62°06'03"E	40.78
L298	S63°43'17"E	54.59
L299	S69°41'42"E	96.10
L300	S85°29'41"E	30.04
L301	S09°17'21"E	44.03
L302	S55°38'49"E	22.78
L303	S49°04'57"E	42.94
L304	S32°11'39"E	162.43
L305	S29°53'16"E	169.84
L306	S26°01'22"E	43.27
L307	S20°51'53"E	66.97
L308	S14°20'42"E	78.71
L309	S08°35'58"E	75.83
L310	S13°25'46"E	42.30
L311	S16°35'51"E	36.04
L312	S22°04'46"E	53.19
L313	S27°02'15"E	62.05
L314	S29°42'42"E	69.04
L315	S29°13'44"E	39.78
L316	S29°13'44"E	39.18
L317	S29°42'42"E	67.05
L318	S28°03'03"E	15

BOUNDARY AND LOCATION SURVEY

VICINITY MAP (NOT TO SCALE)



ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1"= 40' JOB # 59252

SHEET 3 OF 3

DRAWN BY: BOS

PREPARED FOR:

LIFESPACE COMMUNITIES

SUBDIVISION NAME: SEC 3, TOW 21, RNG 29

LOCATION:
140 WEKIVA SPRINGS RD LONGWOOD, FL

LEGEND

ARV	- AIR RELEASE VALVE	MEAS	- MEASURED
BB	- BOTTOM OF BANK	MF	- METAL FENCE
	- BACK FLOW PREVENTER	MS	- METAL SHED
	- BENCHMARK		- MITERED END SECTION
	- BOLLARD		- MONITORING WELL
-t-	- BURIED ELECTRIC	N&D	- NAIL & DISC
TV	- CABLE TV RISER	NAVD	- NORTH AMERICAN VERTICAL DATUM
-C-	- BURIED CABLE TV	NGVD	- NATIONAL GEODETIC VERTICAL DATUM
Δ	- CENTRAL ANGLE	NT	- NON-TANGENT
CBW	- CONCRETE BLOCK WALL	NTS	- NOT TO SCALE
CC	- COVERED CONCRETE	ORB	- OFFICIAL RECORDS BOOK
CCR	- CERTIFIED CORNER RECORD	-OW-	- OVERHEAD WIRE
CF	- CONCRETE FLUME	PB	- PLAT BOOK
CHW	- CONCRETE HEAD WALL	PC	- POINT OF CURVATURE
CLF	- CHAIN LINK FENCE	PEP	- PER ENGINEERING PLANS
℄	- CENTERLINE	PF	- PLASTIC FENCE
CM	- CONCRETE MONUMENT	PG	- PAGE
CMP	- CORRUGATED METAL PIPE	PI	- POINT OF INTERSECTION
+CO	- CLEAN OUT	P&M	- PLAT & MEASURED
CONC	- CONCRETE	POB	- POINT OF BEGINNING
COVD	- COVERED	POC	- POINT OF COMMENCEMENT
CP	- CONCRETE PAD	PRC	- POINT OF REVERSE CURVATURE
CW	- CONCRETE WALKWAY	# PS	- PARKING SPACES
D&M	- DEED/DESC & MEASURED	PRM	- PERMANENT REFERENCE MONUMENT
DE	- DRAINAGE EASEMENT	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
DESC	- DESCRIPTION	PT	- POINT OF TANGENCY
	- DOT INLET	PVC	- PLASTIC PIPE
DOC #	- DOCUMENT #	R	- CURVE RADIUS
DP	- DUMPSTER PAD	RCP	- REINFORCED CONCRETE PIPE
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
	- EASEMENT NUMBER		- SANITARY MANHOLE
ELEC	- ELECTRIC METER	-S-	- SANITARY LINE
EB	- ELECTRICAL BOX	SDO	- SHOWN FOR DIRECTION ONLY
EL	- ELEVATION	SF	- SQUARE FEET
ESMT	- EASEMENT	x00.00	- SPOT ELEVATION
EP	- EDGE OF PAVEMENT	-D-	- STORM/DRAIN LINE
FDC	- FIRE DEPARTMENT CONNECTION		- SEWER VALVE
FIRM	- FLOOD INSURANCE RATE MAP		- STORM MANHOLE
FFE	- FINISHED FLOOR ELEVATION	-T-	- UNDERGROUND TELEPHONE
FH	- FIRE HYDRANT		- STORM INLET
-FM-	- FORCE MAIN	TB	- TOP OF BANK
FND	- FOUND		- TRAFFIC POLE
FO	- FIBER OPTIC BOX		- TRAFFIC SIGN
-FO-	- FIBER OPTIC LINE	T	- TRANSFORMER/JUNCTION BOX
-G-	- GAS LINE		- TELEPHONE RISER
GM	- GAS METER		- TRAFFIC SIGNAL BOX
GV	- GAS VALVE	TYP	- TYPICAL
	- GREASE TRAP	UB	- UTILITY BOX
	- GUY WIRE ANCHOR	UE	- UTILITY EASEMENT
	- HANDICAP PARKING		- UTILITY MARKER
HDPE	- HIGH DENSITY POLYETHYLENE	UP	- UTILITY POLE
INV	- INVERT ELEVATION	-W-	- WATER LINE
IP	- IRON PIPE	WF	- WOOD FENCE
IR	- IRON ROD	WS	- WOOD SHED
IV	- IRRIGATION VALVE		- WATER VALVE
L	- ARC LENGTH		- WATER METER (FRESH)
LB	- LICENSED BUSINESS		- WATER METER (RECLAIMED)
	- LIGHT POLE		- YARD DRAIN
LSA	- LANDSCAPE AREA		
LS	- LICENSE SURVEYOR		

SURVEY DATE: 02/10/25

DATE:	JOB #	REVISION	BY:

BOUNDARY SURVEY

FRANK A. RAYMOND, III, PSM 5325
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

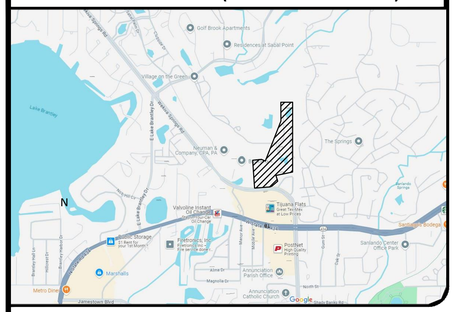
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.



BOUNDARY AND LOCATION SURVEY

VICINITY MAP (NOT TO SCALE)



GRAPHIC SCALE

N

0' 25' 50' 100' 150'

1" = 50'

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1"= 50' JOB # 59252

SHEET 2 OF 3

DRAWN BY: BOS

PREPARED FOR:

LIFESPACE COMMUNITIES

SUBDIVISION NAME: SEC 3, TOW 21, RNG 29

LOCATION:
140 WEKIVA SPRINGS RD LONGWOOD, FL

LEGEND

ARV	- AIR RELEASE VALVE	MEAS	- MEASURED
BB	- BOTTOM OF BANK	MF	- METAL FENCE
BF	- BACK FLOW PREVENTER	MS	- METAL SHED
BM	- BENCHMARK	MES	- MITERED END SECTION
BOL	- BOLLARD	MW	- MONITORING WELL
-t-	- BURIED ELECTRIC	N&D	- NAIL & DISC
BTV	- CABLE TV RISER	NAVD	- NORTH AMERICAN VERTICAL DATUM
-C-	- BURIED CABLE TV	NGVD	- NATIONAL GEODETIC VERTICAL DATUM
Δ	- CENTRAL ANGLE	NT	- NON-TANGENT
CBW	- CONCRETE BLOCK WALL	NTS	- NOT TO SCALE
CC	- COVERED CONCRETE	ORB	- OFFICIAL RECORDS BOOK
CCR	- CERTIFIED CORNER RECORD	-OW-	- OVERHEAD WIRE
CF	- CONCRETE FLUME	PB	- PLAT BOOK
CHW	- CONCRETE HEAD WALL	PC	- POINT OF CURVATURE
CLF	- CHAIN LINK FENCE	PEP	- PER ENGINEERING PLANS
℄	- CENTERLINE	PF	- PLASTIC FENCE
CM	- CONCRETE MONUMENT	PG	- PAGE
CMP	- CORRUGATED METAL PIPE	PI	- POINT OF INTERSECTION
+CO	- CLEAN OUT	P&M	- PLAT & MEASURED
CONC	- CONCRETE	POB	- POINT OF BEGINNING
COVD	- COVERED	POC	- POINT OF COMMENCEMENT
CP	- CONCRETE PAD	PRC	- POINT OF REVERSE CURVATURE
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DOC #	- DOCUMENT #	R	- CURVE RADIUS
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DW	- DRIVEWAY	R/W	- RIGHT OF WAY
(E)	- EASEMENT NUMBER	(S)	- SANITARY MANHOLE
ELEC	- ELECTRIC METER	-S-	- SANITARY LINE
EB	- ELECTRICAL BOX	SDO	- SHOWN FOR DIRECTION ONLY
EL	- ELEVATION	SF	- SQUARE FEET
ESMT	- EASEMENT	x00.00	- SPOT ELEVATION
EP	- EDGE OF PAVEMENT	-D-	- STORM/DRAIN LINE
FDC	- FIRE DEPARTMENT CONNECTION	SSO	- SEWER VALVE
FIRM	- FLOOD INSURANCE RATE MAP	(S)	- STORM MANHOLE
FFE	- FINISHED FLOOR ELEVATION	-T-	- UNDERGROUND TELEPHONE
FH	- FIRE HYDRANT		- STORM INLET
-FM-	- FORCE MAIN	TB	- TOP OF BANK
FND	- FOUND	TP	- TRAFFIC POLE
FO	- FIBER OPTIC BOX	-TS-	- TRAFFIC SIGN
-FO-	- FIBER OPTIC LINE	TI	- TRANSFORMER/JUNCTION BOX
-G-	- GAS LINE	TR	- TELEPHONE RISER
GM	- GAS METER	TSB	- TRAFFIC SIGNAL BOX
GV	- GAS VALVE	TYP	- TYPICAL
GT	- GREASE TRAP	UB	- UTILITY BOX
-\-	- GUY WIRE ANCHOR	UE	- UTILITY EASEMENT
♿	- HANDICAP PARKING	-U-	- UTILITY MARKER
HDPE	- HIGH DENSITY POLYETHYLENE	UP	- UTILITY POLE
INV	- INVERT ELEVATION	-W-	- WATER LINE
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	- LIGHT POLE		- YARD DRAIN
LSA	- LANDSCAPE AREA		
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SURVEY DATE: 02/10/25

DATE:	JOB #	REVISION	BY:

BOUNDARY SURVEY

FRANK A. RAYMOND, III, PSM 5325
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K:\LKN_Civil\249426003-Village on the Green Villas\CADD\EXHIBITS\Conceptual Site Plan\2025-12-08 - VOTG - DUPLEXES - CSP3.dwg

SITE DATA TABLE

PARCEL ID:	03-21-29-5WA-0000-0010
	03-21-29-300-009M-0000
ZONING:	PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	PD (PLANNED DEVELOPMENT

BUILDING SETBACKS:
FRONT YARD (NW ADJACENT SABAL PALM DR):
25' (PER VILLAGE ON THE GREEN PD)

BACK YARD (EAST):
25' (PER VILLAGE ON THE GREEN PD)

SIDE YARD (NW):
35' (PER VILLAGE ON THE GREEN PD)

SIDE YARD (SW):
25' (PER VILLAGE ON THE GREEN PD)

PROPOSED UNIT COUNT:

2 BEDROOM	6 UNITS
3 BEDROOM	2 UNITS
	8 UNITS

LANDSCAPE BUFFER MINIMUM:
BUFFER 'C': 10'
BUFFER 'D': 15'

BUILDING SETBACKS AND BUFFERS

BUILDING SETBACKS	REQUIRED (FT.)
FRONT (NORTHWEST ADJACENT SABAL PALM DRV.)	25 FT.
REAR (EAST)	25 FT.
SIDE (NORTHWEST)	35 FT.
SIDE (SOUTHWEST)	25 FT.

LANDSCAPE SETBACKS	REQUIRED (FT.)
FRONT (NORTHWEST ADJACENT SABAL PALM DRV.)	15 FT.
REAR (EAST)	15 FT.
SIDE (NORTHWEST)	15 FT.
SIDE (SOUTHWEST)	10 FT.
SIDE (SOUTHWEST, ADJACENT SABAL, FAIRWAY VILLAS)	0 FT.

RED FLAGS:
1. NORTHERN MOST 2 BEDROOM UNIT DOES NOT MEET 20-FT MINIMUM DRIVEWAY REQUIREMENT.
2. EXISTING DRAINAGE EASEMENT WILL NEED TO BE REVISED DUE TO PROPOSED LAYOUT.

DISCLAIMER:

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ENGINEERING AND JURISDICTIONAL REVIEW.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

SP-03

VOTG COTTAGES

LONGWOOD, FL

CONCEPTUAL SITE PLAN

12/8/2025 - CONTACT CAMERON PRISBY, E.I. (407) 789-2216

Kimley»Horn

Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-29-300-009M-0000**
Property Address: **140 WEKIVA SPRINGS RD LONGWOOD, FL 32779**
Owners: **LIFESPACE COMMUNITIES INC**

2026 Market Value $8,733,232 Assessed Value $8,733,232 Taxable Value $8,733,232

2025 Tax Bill $119,646.44

One Story Office Non-Prof property w/1st Building size of 67,125 SF and a lot size of 6.94 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	03-21-29-300-009M-0000
Property Address	140 WEKIVA SPRINGS RD LONGWOOD, FL 32779
Mailing Address	3501 OLYMPUS BLVD STE 300 COPPELL, TX 75019-6156
Subdivision	
Tax District	01:County Tax District
DOR Use Code	17:One Story Office Non-Prof
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$6,217,927	$6,303,333
Depreciated Other Features	$239,841	$167,927
Land Value (Market)	$2,275,464	$2,275,464
Land Value Agriculture	$0	$0
Just/Market Value	$8,733,232	$8,746,724
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$8,733,232	$8,746,724

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	$119,646.44
Tax Bill Amount	$119,646.44
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
LIFESPACE COMMUNITIES INC

Legal DescriptionA

SEC 03 TWP 21S RGE 29E
BEG 80.28 FT S OF 411.64 FT S 78
DEG 8 MIN 45 SEC W OF CENTER OF SEC
RUN S 17 DEG 18 MIN 5 SEC E 145.36
FT S 49 DEG 35 MIN 5 SEC W 182.54
FT S 68 DEG 12 MIN 5 SEC W 52.52 FT
WLY ON CURVE 108.31 FT S 84 DEG 01
MIN 53 SEC W 219.6 FT WLY ON CURVE
48 FT N 5 DEG 58 MIN 7 SEC W 98.9
FT N 17 DEG 54 MIN 08 SEC E 57.73
FT N 5 DEG 58 MIN 7 SEC W 525 FT N
84 DEG 38 MIN 2 SEC E 217.59 FT S
66 DEG 3 MIN 1 SEC E 98.64 FT S 17
DEG 42 MIN E 143.5 FT S 58 DEG 54
MIN E 214 FT S 17 DEG 18 MIN 5 SEC
E 108.92 FT TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$8,733,232	$0	$8,733,232
Schools	$8,733,232	$0	$8,733,232
FIRE	$8,733,232	$0	$8,733,232
ROAD DISTRICT	$8,733,232	$0	$8,733,232
SJWM(Saint Johns Water Management)	$8,733,232	$0	$8,733,232

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/9/2025	$10,000,000	10918/1233	Improved	Yes
SPECIAL WARRANTY DEED	8/1/2015	$10,370,300	08527/0570	Improved	No
SPECIAL WARRANTY DEED	10/1/2010	$5,900,000	07471/1242	Improved	Yes
SPECIAL WARRANTY DEED	12/1/1999	$6,000,000	03777/1501	Improved	No
WARRANTY DEED	5/1/1982	$160,000	01402/1570	Improved	Yes

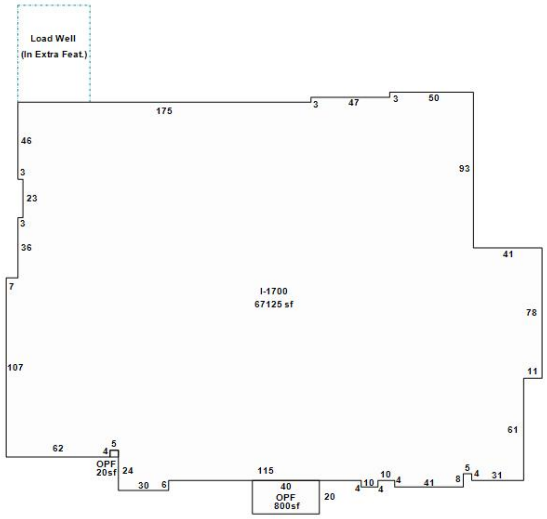
LandA

Units	Rate	Assessed	Market
297,058 SF	$7.66/SF	$2,275,464	$2,275,464

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1983/2000
Bed	
Bath	
Fixtures	0
Base Area (ft²)	67125
Total Area (ft²)	
Constuction	CONCRETE TILT UP - MASONRY
Replacement Cost	$8,696,402
Assessed	$6,217,927

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	800
OPEN PORCH FINISHED	20

PermitsA

Permit #	Description	Value	CO Date	Permit Date
19378	140 WEKIVA SPRINGS RD: DEMO COMMERCIAL PARTIAL ROOF REPAIRS	$2,400	8/23/2024	2/2/2024
19044	140 WEKIVA SPRINGS RD: ELECTRICAL - COMMERCIAL-building	$3,000		12/15/2023
03338	140 WEKIVA SPRINGS RD: MECHANICAL - COMMERCIAL-One story office non-prof	$21,875		3/19/2020
18104	FIRE ALARM ALTERATION - PAD	$12,778		12/20/2017
10616	140 WEKIVA SPRINGS RD: MECHANICAL - COMMERCIAL-	$100,000	4/20/2018	10/3/2017
10638	INTERIOR WORK	$230,500	1/25/2018	8/3/2017
06212	ELECTRICAL	$50,000		6/19/2017
04850	FIRE SPRINKLER	$750		4/28/2016
03889	FIRE SPRINKLER SYSTEM INSTALLATION - SYNCHRONY FINANCIAL	$5,000		4/8/2016
02029	MECHANICAL	$4,880		2/27/2015
09460	ELECTRICAL	$118,783		9/23/2014
08752	MECHANICAL	$20,100		9/3/2014
08052	INTERIOR ALTERATION	$3,200		8/15/2014
07345	CONCRETE UTILITY RAMP	$12,000		7/25/2014
06895	ELECTRICAL	$9,973		7/15/2014

03288	MECHANICAL	$55,000		4/11/2014
08960	FIRE ALARM SYSTEM	$850		10/24/2013
08961	FIRE SPRINKLER SYSTEM	$1,540		10/24/2013
05955	INTERIOR ALTERATION	$32,300		7/16/2013
08629	MECHANICAL	$21,000		11/19/2012
05631	ELECTRICAL	$1,200		7/26/2012
05113	ELECTRICAL	$2,358		7/9/2012
04323	INSTALL 2.5 TON DUCTLESS SPLIT SYSTEM	$6,799		6/8/2012
09633	ADD & RELOCATE 4 FIRE SPRINKLER HEADS TO ACCOMODATE NEW OFFICE LAY-OUT - GE CONSUMER SERVICES	$750		12/20/2011
08953	ADD ADDITIONAL OFFICE SPACE, GENERAL ELECTRIC, ADD 2 WALKS, 3 DOORS, & 1 INT WINDOW	$41,560		11/18/2011
08687	MECHANICAL	$12,677		11/9/2011
08819	REROOF	$158,900		11/12/2010
07825	REMODEL RESTROOMS - ADA ACCESSABLE	$22,000		9/30/2010
07666	MECHANICAL	$150,000		9/27/2010
06439	INSTALL FIRE SPRINKLERS	$20,000		8/12/2010
06440	DRY CHEMICAL FIRE SYSTEM	$150,000		8/12/2010
08611	INSTALL FIRE ALARM SYSTEM	$37,521		8/2/2007
10881	ADDING 2 DOORS & 2 WALLS	$3,700		11/1/2002
10890	FENCE/WALL	$2,100		11/1/2002
10522	INSTALL FIRE ALARM SYSTEM	$2,346		10/1/2002
05266	RANGEHOOD SUPPRESSION SYSTEM	$0		5/1/2002
10671	ABOVE GROUND GAS TANKS	$0		11/1/2001
09909	MECHANICAL & CONDENSOR	$146,000		10/1/2001
03545	FIRE ALARM SYS	$13,850		4/1/2001
03463	J.C.PENNEY'S INTERIOR RENOVATIONS	$175,000	7/2/2001	4/1/2001
03278	INSTALL FIRE SPRINKLERS/MAIN	$9,932		4/1/2001
05636	SIGN; PAD PER PERMIT 140 WEKIVA SRPINGS RD; CONTRACTOR - JAYCO SIGNS	$0		6/19/2000
01901	BURGLAR ALARM; J C PENNEY CREDIT CENTER; PAD PER PERMIT 140 WEKIVA SPRINGS RD	$14,600		3/1/1998
03993	INTERIOR REMODEL/ J C PENNY	$49,000		6/1/1995
04255	J C PENNY CREDIT CENTER	$1,268		6/1/1995
02067	J C PENNY BLDG ROLLED RUBBER	$94,194		4/1/1995
06542	FIRE SPRINKLERS 140 WEKIVA SPRINGS RD	$798		9/1/1994
06440	NO DESCRIP	$43,580		9/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1983	103400	$279,180	$167,508
WALKS CONC COMM	1983	6795	$36,965	$22,179
BLOCK WALL - SF	1983	2760	$38,281	$22,969
POLE LIGHT 1 ARM	1983	13	$24,102	$24,102
LOAD WELL	1983	2494	$5,138	$3,083

ZoningA

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

Political RepresentationA

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

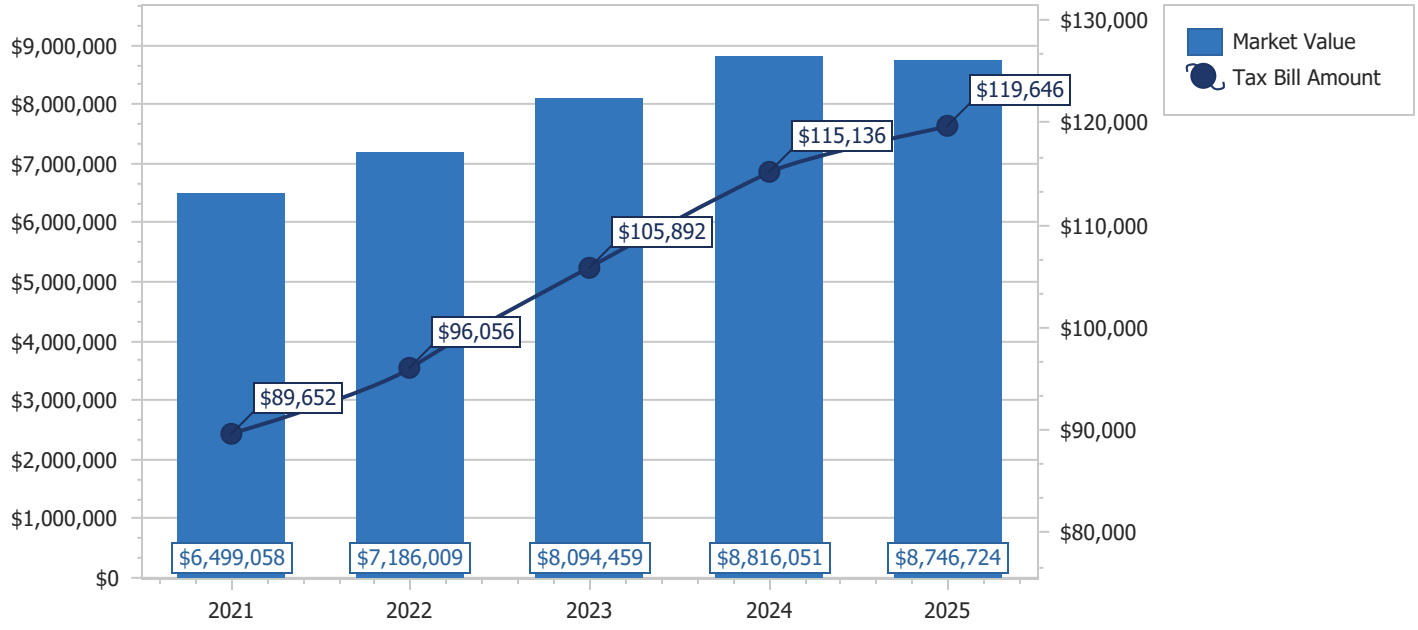
School DistrictsA

Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

UtilitiesA

Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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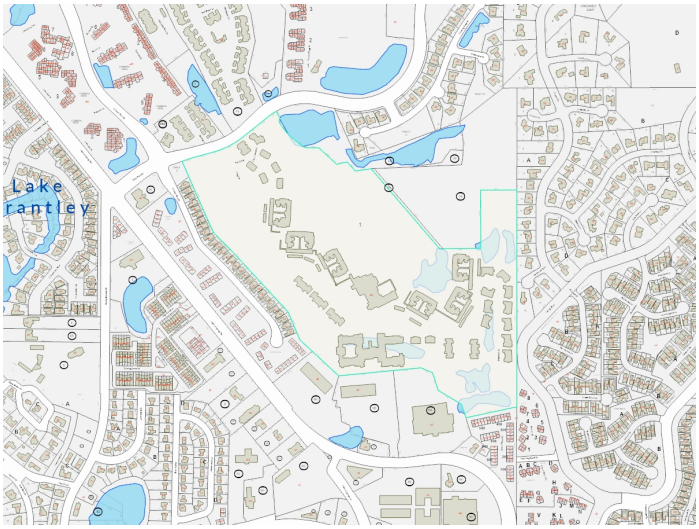
Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-29-5WA-0000-0010**
Property Address: **500 VILLAGE PL LONGWOOD, FL 32779**
Owners: **LIFESPACE COMMUNITIES INC**

2026 Market Value $72,620,315 Assessed Value $72,620,315 Taxable Value $41,939,074
2025 Tax Bill $579,011.44 Tax Savings with Exemptions $419,688.70
Retirement Complex property w/1st Building size of 6,676 SF and a lot size of 75.97 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	03-21-29-5WA-0000-0010
Property Address	
Mailing Address	3501 OLYMPUS BLVD STE 300 COPPELL, TX 75019-6156
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	40-HOME FOR AGED (2023)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	32	32
Depreciated Building Value	$60,751,085	$61,318,991
Depreciated Other Features	$1,041,983	$863,495
Land Value (Market)	$10,827,247	$10,827,247
Land Value Agriculture	$0	$0
Just/Market Value	$72,620,315	$73,009,733
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$72,620,315	$73,009,733

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	$998,700.14
Tax Bill Amount	$579,011.44
Tax Savings with Exemptions	$419,688.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
LIFESPACE COMMUNITIES INC

Legal DescriptionA

LOT 1
VILLAGE ON THE GREEN LONGWOOD
PB 88 PGS 63-69

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$72,620,315	$30,681,241	$41,939,074
Schools	$72,620,315	$30,681,241	$41,939,074
FIRE	$72,620,315	$30,681,241	$41,939,074
ROAD DISTRICT	$72,620,315	$30,681,241	$41,939,074
SJWM(Saint Johns Water Management)	$72,620,315	$30,681,241	$41,939,074

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?

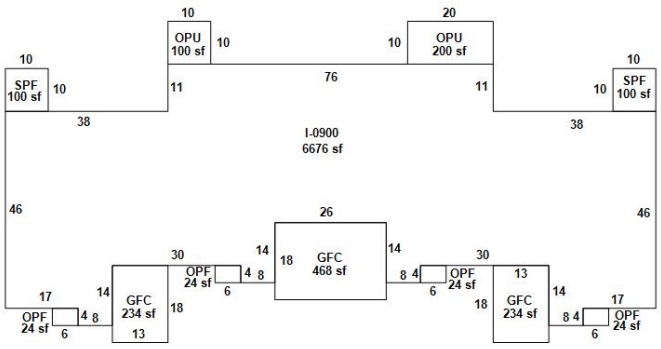
LandA

Units	Rate	Assessed	Market
999,999 SF	$3.50/SF	$3,499,997	$3,499,997
999,999 SF	$3.50/SF	$3,499,997	$3,499,997
999,999 SF	$3.50/SF	$3,499,997	$3,499,997
93,374 SF	$3.50/SF	$326,809	$326,809
3.83 Acres	$116.60/Acre	$447	$447

Building InformationA

#	1
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6676
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$902,212
Assessed	$728,536

* Year Built = Actual / Effective

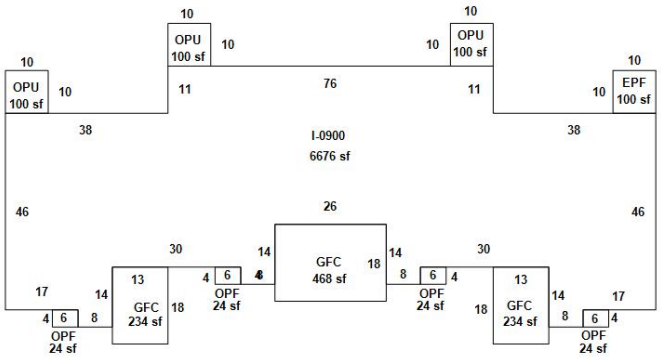


Building 1

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	468
GARAGE FINISHED C.B.S.	234
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH UNFINISHED	200
OPEN PORCH UNFINISHED	100
SCREEN PORCH FINISHED	100
SCREEN PORCH FINISHED	100

Building InformationA	
#	2
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6676
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$900,905
Assessed	$727,481

* Year Built = Actual / Effective



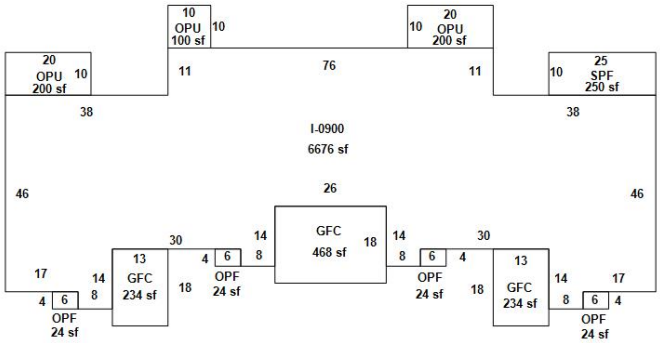
Building 2

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	100
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	468
GARAGE FINISHED C.B.S.	234
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24

OPEN PORCH UNFINISHED	100
OPEN PORCH UNFINISHED	100
OPEN PORCH UNFINISHED	100

Building InformationA	
#	3
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6676
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$906,748
Assessed	$732,199

* Year Built = Actual / Effective

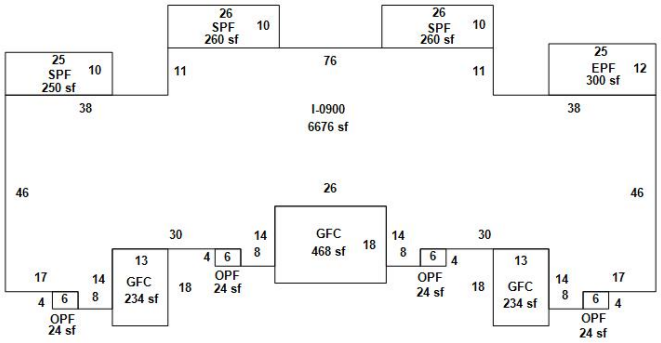


Building 3

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	468
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	234
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH UNFINISHED	200
OPEN PORCH UNFINISHED	100
OPEN PORCH UNFINISHED	200
SCREEN PORCH FINISHED	250

Building InformationA	
#	4
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6676
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$921,955
Assessed	$744,479

* Year Built = Actual / Effective

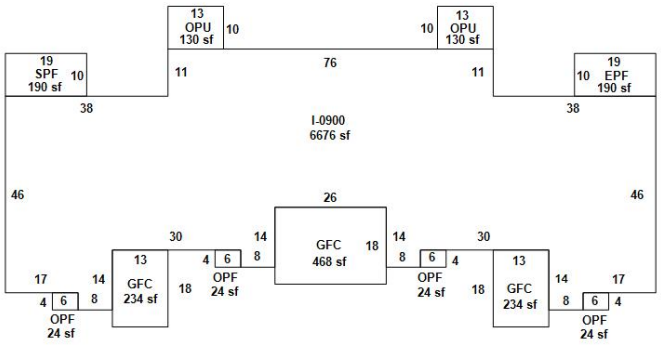


Building 4

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	300
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	468
GARAGE FINISHED C.B.S.	234
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
SCREEN PORCH FINISHED	260
SCREEN PORCH FINISHED	260
SCREEN PORCH FINISHED	250

Building InformationA	
#	5
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6676
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$908,121
Assessed	$733,308

* Year Built = Actual / Effective

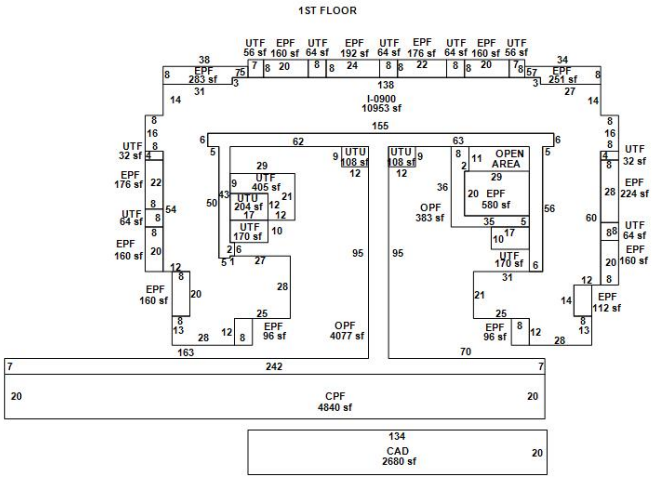


Building 5

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	190
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	234
GARAGE FINISHED C.B.S.	468
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24
OPEN PORCH UNFINISHED	130
OPEN PORCH UNFINISHED	130
SCREEN PORCH FINISHED	190

Building InformationA	
#	6
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	32859
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,018,031
Assessed	$3,244,560

* Year Built = Actual / Effective



Building 6

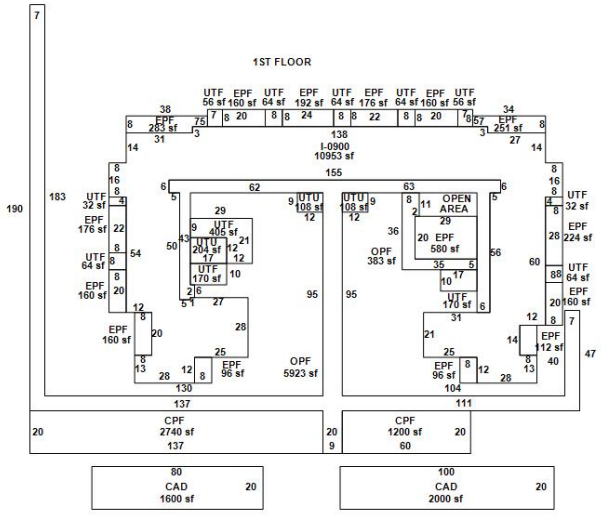
AppendagesA	
Description	Area (ft²)
CANOPY DETACHED	2680
CARPORT FINISHED	4840
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160

ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
OPEN PORCH FINISHED	4077
OPEN PORCH FINISHED	383
OPEN PORCH FINISHED	1528
OPEN PORCH FINISHED	1528
OPEN PORCH UNFINISHED	405
OPEN PORCH UNFINISHED	963
UTILITY FINISHED	64
UTILITY FINISHED	170
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	64

UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	32
UTILITY FINISHED	56
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108

Building InformationA	
#	7
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	32859
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,034,874
Assessed	$3,258,161

* Year Built = Actual / Effective



Building 7

AppendagesA	
Description	Area (ft²)
CANOPY DETACHED	1600
CANOPY DETACHED	2000
CARPORT FINISHED	1200
CARPORT FINISHED	2740
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160

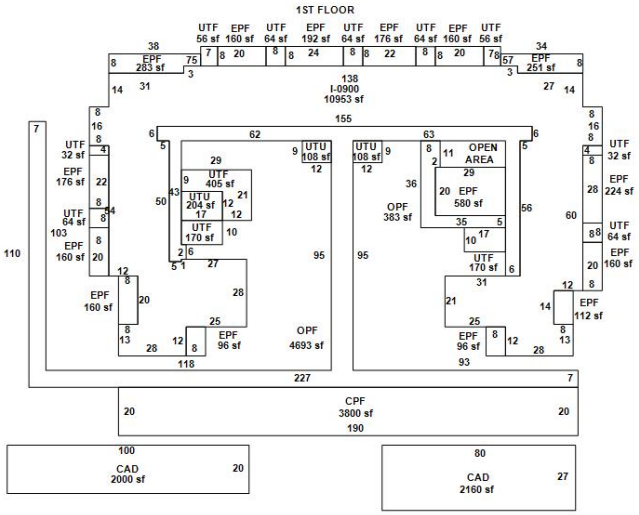
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
OPEN PORCH FINISHED	5923
OPEN PORCH FINISHED	383
OPEN PORCH FINISHED	1528
OPEN PORCH FINISHED	1528
OPEN PORCH UNFINISHED	405
OPEN PORCH UNFINISHED	963
UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	64

UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	170
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	32
UTILITY FINISHED	56
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108

Building InformationA

#	8
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	32859
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,016,230
Assessed	$3,243,106

* Year Built = Actual / Effective



Building 8

AppendagesA

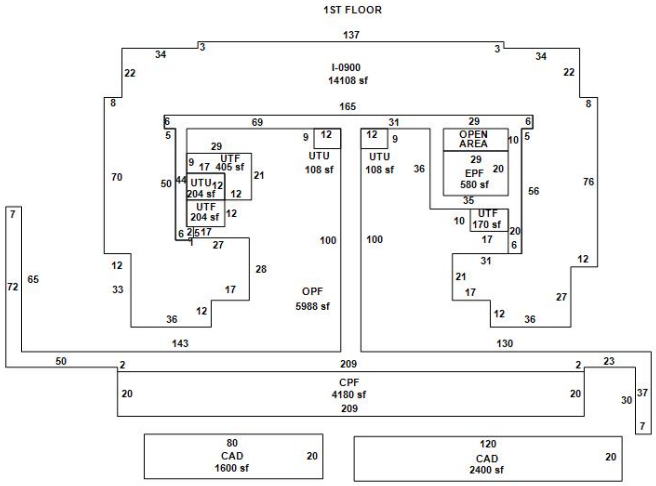
Description	Area (ft²)
CANOPY DETACHED	2000
CANOPY DETACHED	2160
CARPORT FINISHED	3800
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192

ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
ENCLOSED PORCH FINISHED	251
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	283
ENCLOSED PORCH FINISHED	176
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	96
ENCLOSED PORCH FINISHED	112
ENCLOSED PORCH FINISHED	160
ENCLOSED PORCH FINISHED	224
OPEN PORCH FINISHED	4693
OPEN PORCH FINISHED	383
OPEN PORCH FINISHED	1528
OPEN PORCH FINISHED	1528
OPEN PORCH UNFINISHED	405
OPEN PORCH UNFINISHED	963
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	170

UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	170
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	56
UTILITY FINISHED	64
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	56
UTILITY FINISHED	32
UTILITY FINISHED	64
UTILITY FINISHED	64
UTILITY FINISHED	170
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108

Building InformationA	
#	9
Use	MULTIFAMILY
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	42324
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,420,978
Assessed	$3,569,940

* Year Built = Actual / Effective



Building 9

AppendagesA	
Description	Area (ft²)
CANOPY DETACHED	1600
CANOPY DETACHED	2400
CARPORT FINISHED	4180
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	580
OPEN PORCH FINISHED	5988
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	580
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108

UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108

Building InformationA

#	10
Use	MASONRY PILASTER .
Year Built*	1986/2010
Bed	
Bath	
Fixtures	0
Base Area (ft²)	36843
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,606,734
Assessed	$3,754,488

* Year Built = Actual / Effective

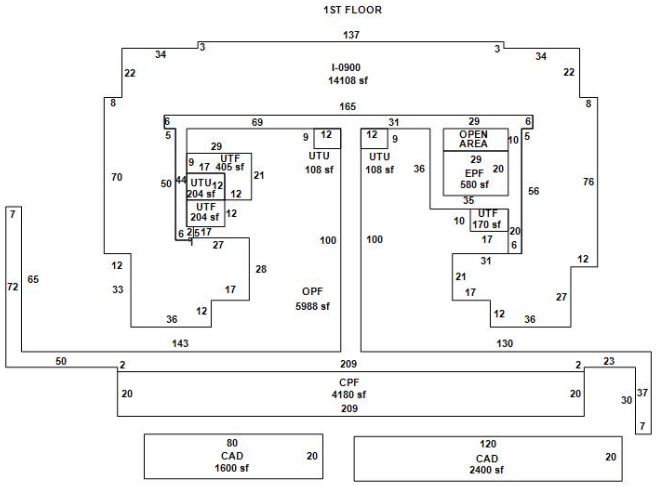
Building 10

AppendagesA

Description	Area (ft²)
CARPORT FINISHED	784
CARPORT FINISHED	462
ENCLOSED PORCH FINISHED	414
OPEN PORCH FINISHED	1463
OPEN PORCH FINISHED	64
OPEN PORCH FINISHED	921
OPEN PORCH FINISHED	150
OPEN PORCH FINISHED	1400
OPEN PORCH FINISHED	2065
OPEN PORCH FINISHED	513
OPEN PORCH FINISHED	1546
OPEN PORCH FINISHED	64
SCREEN PORCH FINISHED	252
UTILITY FINISHED	1053
UTILITY FINISHED	1393
UTILITY UNFINISHED	320

Building InformationA	
#	11
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	42324
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,628,735
Assessed	$3,841,850

* Year Built = Actual / Effective



Building 11

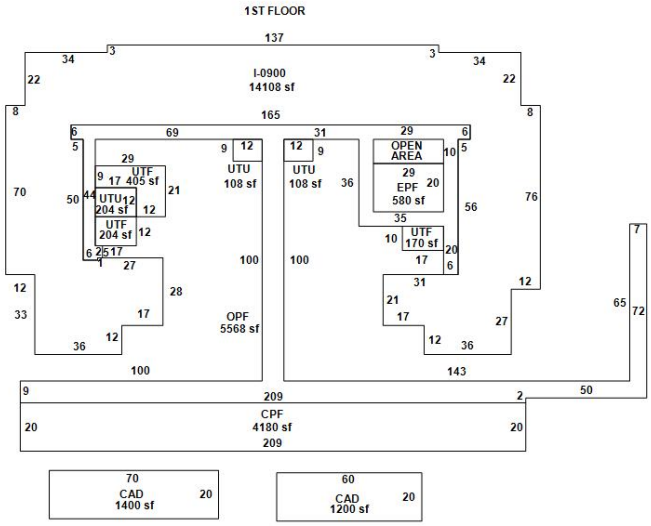
AppendagesA	
Description	Area (ft²)
CANOPY DETACHED	1600
CANOPY DETACHED	2400
CARPORT FINISHED	4180
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	580
OPEN PORCH FINISHED	5988
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	580
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108

UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204

Building InformationA

#	12
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	42324
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	$4,611,791
Assessed	$3,827,787

* Year Built = Actual / Effective



Building 12

AppendagesA

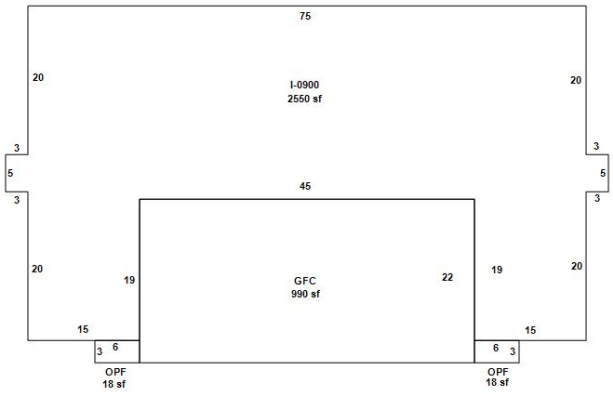
Description	Area (ft²)
CANOPY DETACHED	1400
CANOPY DETACHED	1200
CARPORT FINISHED	4180
ENCLOSED PORCH FINISHED	580
ENCLOSED PORCH FINISHED	580
OPEN PORCH FINISHED	5568
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	2942
OPEN PORCH FINISHED	580
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	204
UTILITY FINISHED	405
UTILITY FINISHED	170
UTILITY FINISHED	204

UTILITY UNFINISHED	108
UTILITY UNFINISHED	204
UTILITY UNFINISHED	108
UTILITY UNFINISHED	108
UTILITY UNFINISHED	204

Building InformationA

#	13
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2550
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$321,150
Assessed	$266,555

* Year Built = Actual / Effective



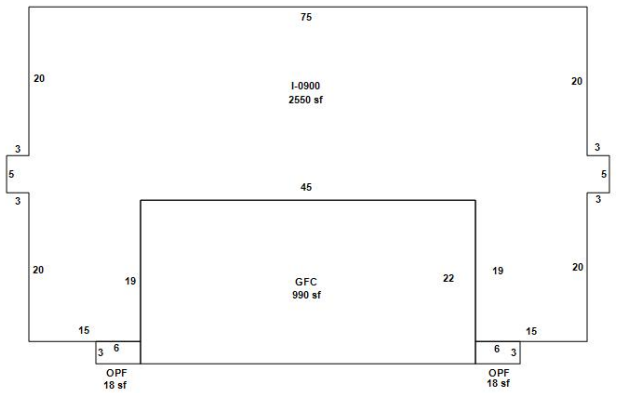
Building 13

AppendagesA

Description	Area (ft²)
GARAGE FINISHED C.B.S.	990
OPEN PORCH FINISHED	18
OPEN PORCH FINISHED	18

Building InformationA	
#	14
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2550
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$321,150
Assessed	$266,555

* Year Built = Actual / Effective

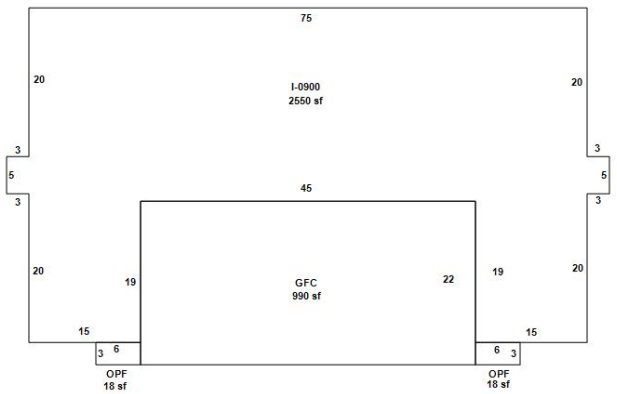


Building 14

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	990
OPEN PORCH FINISHED	18

Building InformationA	
#	15
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2550
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$321,150
Assessed	$266,555

* Year Built = Actual / Effective



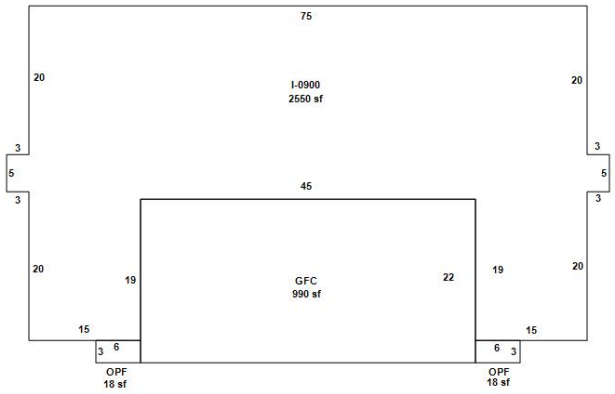
Building 15

AppendagesA	
Description	Area (ft²)

GARAGE FINISHED C.B.S.	990
OPEN PORCH FINISHED	18

Building InformationA	
#	16
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2550
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$361,294
Assessed	$299,874

* Year Built = Actual / Effective



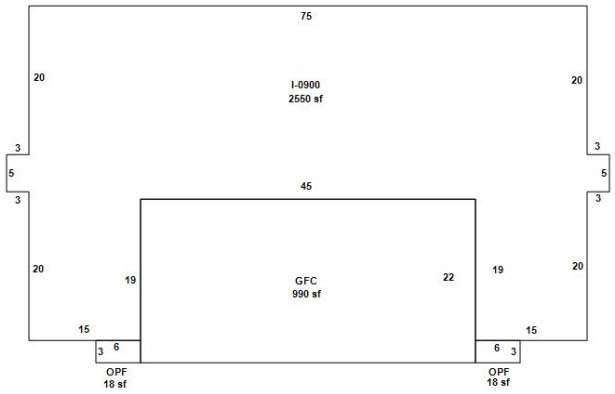
Building 16

AppendagesA

Description	Area (ft²)
GARAGE FINISHED C.B.S.	990
OPEN PORCH FINISHED	18
OPEN PORCH FINISHED	18

Building InformationA	
#	17
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2550
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$361,294
Assessed	$299,874

* Year Built = Actual / Effective

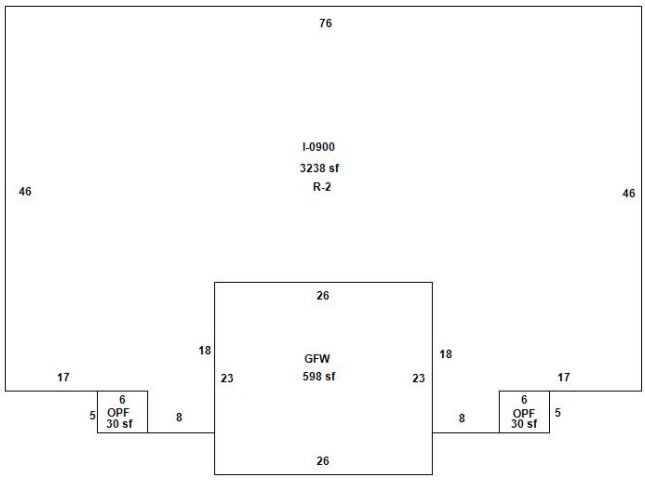


Building 17

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	990
OPEN PORCH FINISHED	18

Building InformationA	
#	18
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3238
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$416,274
Assessed	$345,507

* Year Built = Actual / Effective

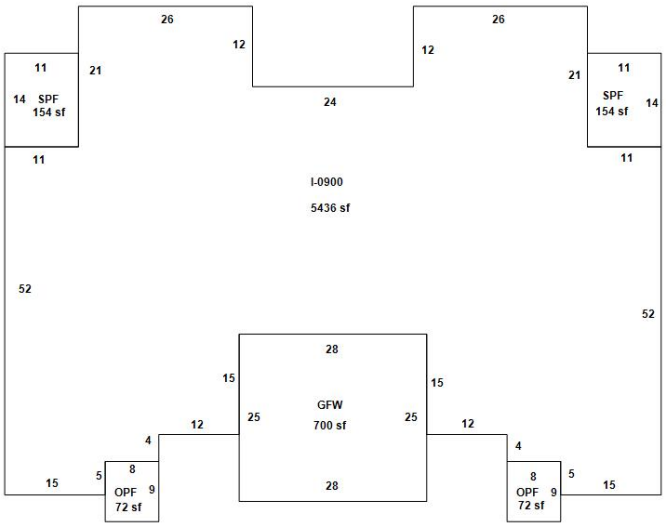


Building 18

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED WOOD	598
OPEN PORCH FINISHED	30
OPEN PORCH FINISHED	30

Building InformationA	
#	19
Use	MULTIFAMILY
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5436
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$656,717
Assessed	$577,911

* Year Built = Actual / Effective



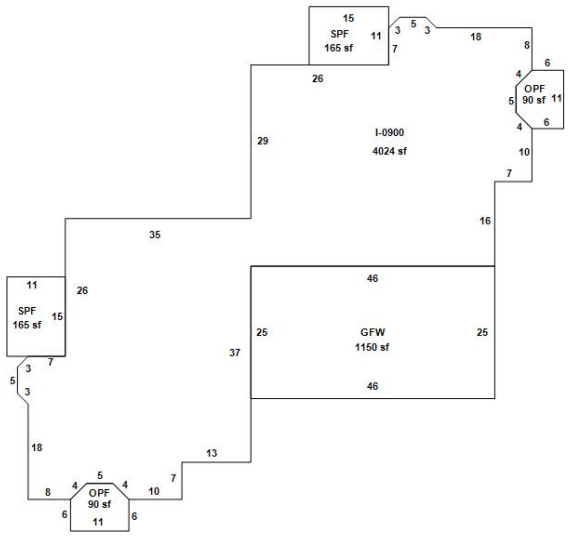
Building 19

AppendagesA

Description	Area (ft²)
GARAGE FINISHED WOOD	700
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	72
SCREEN PORCH FINISHED	154
SCREEN PORCH FINISHED	154

Building InformationA	
#	20
Use	MULTIFAMILY
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4024
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$541,936
Assessed	$476,904

* Year Built = Actual / Effective

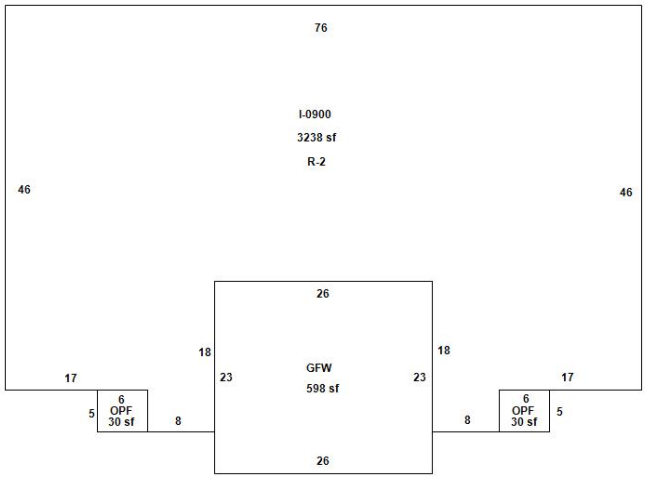


Building 20

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED WOOD	1150
OPEN PORCH FINISHED	90
SCREEN PORCH FINISHED	165

Building InformationA	
#	21
Use	MULTIFAMILY
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3238
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	$412,314
Assessed	$342,221

* Year Built = Actual / Effective

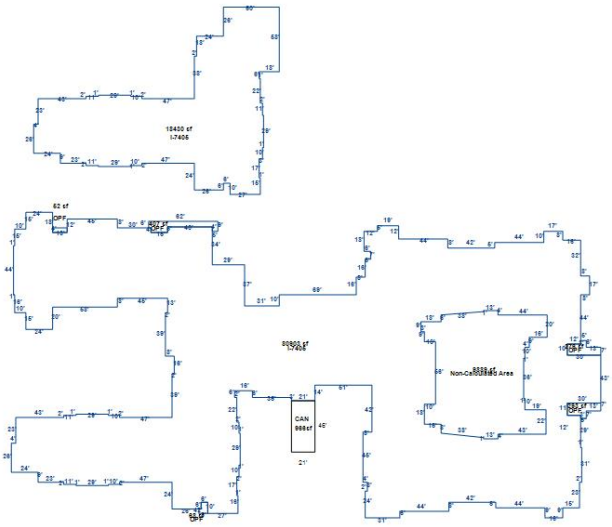


Building 21

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED WOOD	598
OPEN PORCH FINISHED	30
OPEN PORCH FINISHED	30

Building InformationA	
#	22
Use	REINFORCED CONCRETE
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	99333
Total Area (ft²)	
Constuction	CONCRETE TILT UP - MASONRY
Replacement Cost	$24,420,212
Assessed	$23,443,404

* Year Built = Actual / Effective

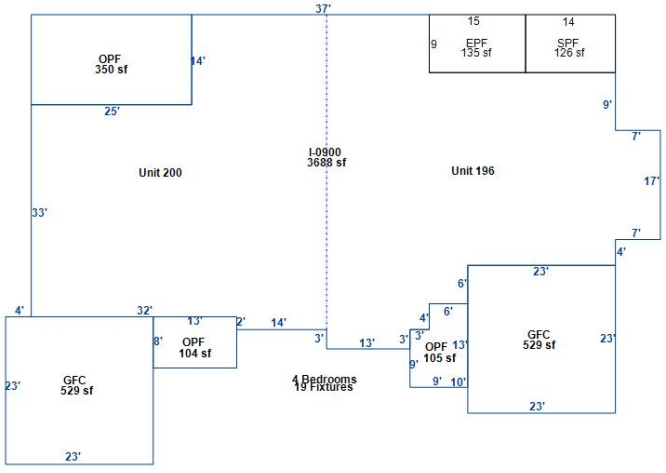


Building 22

AppendagesA	
Description	Area (ft²)
CANOPY	966
OPEN PORCH FINISHED	276
OPEN PORCH FINISHED	293
OPEN PORCH FINISHED	68
OPEN PORCH FINISHED	407
OPEN PORCH FINISHED	52

Building InformationA	
#	23
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$578,663
Assessed	$567,090

* Year Built = Actual / Effective

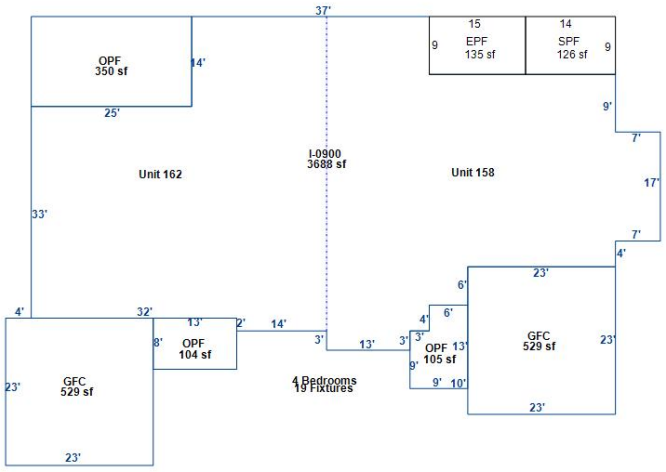


Building 23

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	135
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	105
SCREEN PORCH FINISHED	126

Building InformationA	
#	24
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$578,663
Assessed	$567,090

* Year Built = Actual / Effective

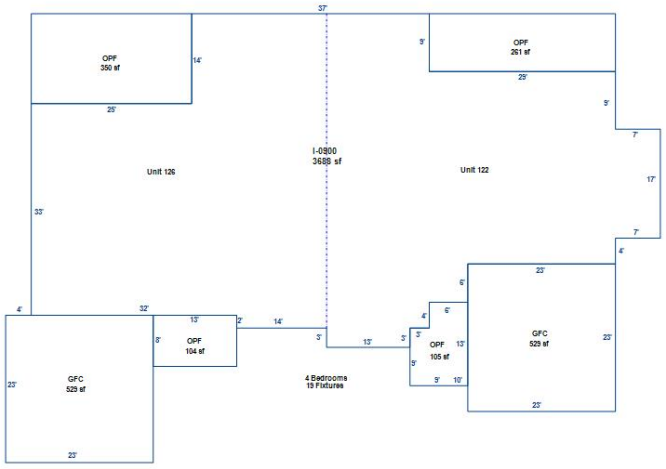


Building 24

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	135
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	350
SCREEN PORCH FINISHED	126

Building InformationA	
#	25
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$575,640
Assessed	$564,127

* Year Built = Actual / Effective

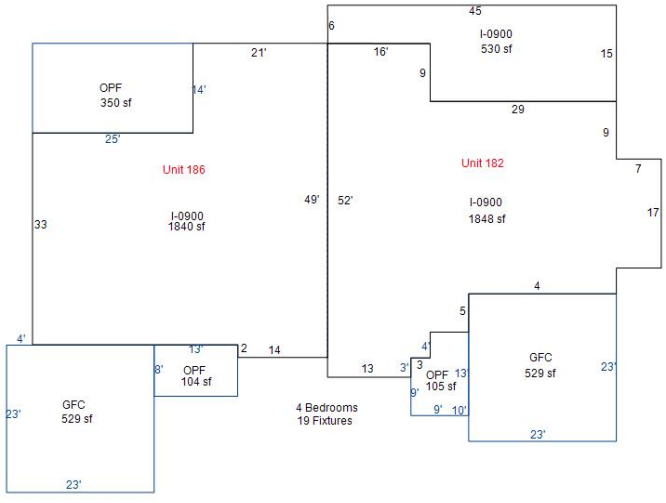


Building 25

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	350
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	261

Building InformationA	
#	26
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4218
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$623,805
Assessed	$611,329

* Year Built = Actual / Effective

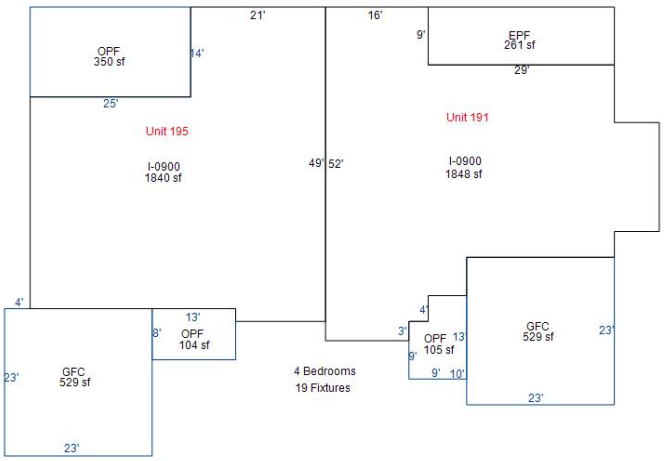


Building 26

AppendagesA	
Description	Area (ft²)
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	350

Building InformationA	
#	27
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$580,259
Assessed	$568,654

* Year Built = Actual / Effective

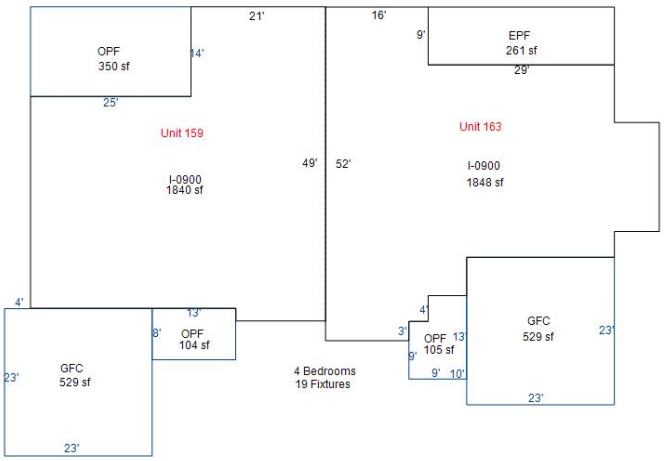


Building 27

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	261
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	350

Building InformationA	
#	28
Use	MULTIFAMILY
Year Built*	2021
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$580,259
Assessed	$568,654

* Year Built = Actual / Effective



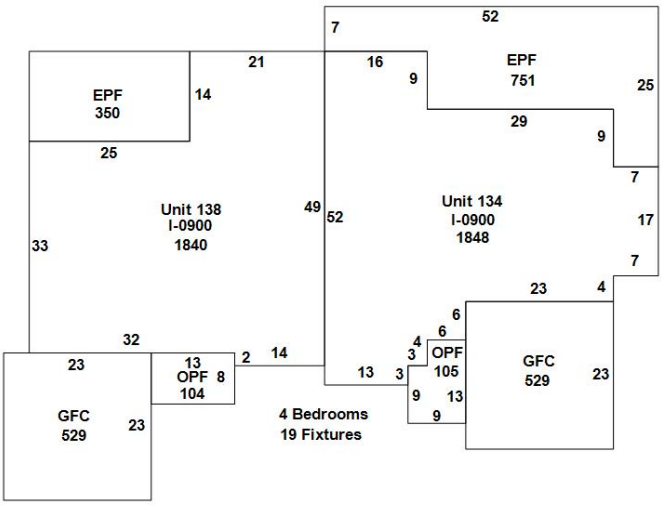
Building 28

AppendagesA

Description	Area (ft²)
ENCLOSED PORCH FINISHED	261
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	350

Building InformationA	
#	29
Use	MULTIFAMILY
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$605,986
Assessed	$596,896

* Year Built = Actual / Effective

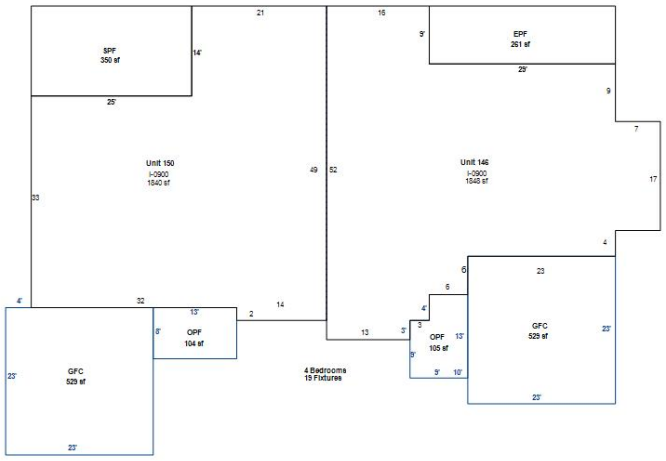


Building 29

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	350
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104

Building InformationA	
#	30
Use	MULTIFAMILY
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$582,020
Assessed	$573,290

* Year Built = Actual / Effective

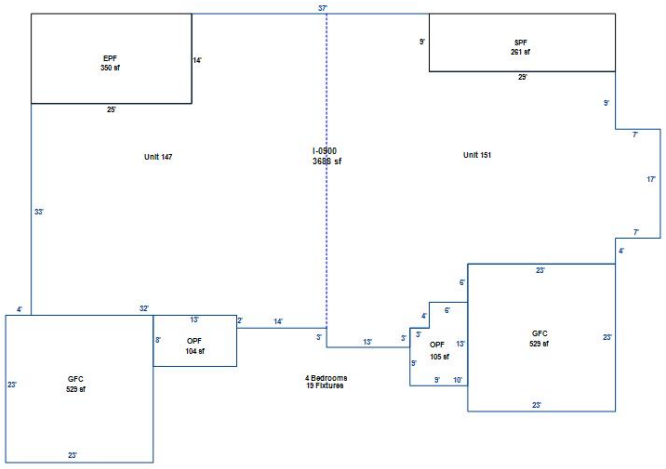


Building 30

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	261
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	104
SCREEN PORCH FINISHED	350

Building InformationA	
#	31
Use	MULTIFAMILY
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$583,148
Assessed	$574,401

* Year Built = Actual / Effective

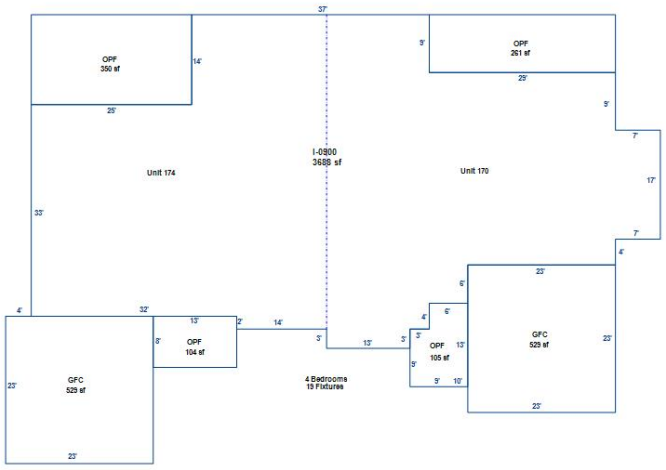


Building 31

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	350
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
SCREEN PORCH FINISHED	261

Building InformationA	
#	32
Use	MULTIFAMILY
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3688
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$576,953
Assessed	$568,299

* Year Built = Actual / Effective



Building 32

AppendagesA

Description	Area (ft^2)
GARAGE FINISHED C.B.S.	529
GARAGE FINISHED C.B.S.	529
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	105
OPEN PORCH FINISHED	350
SCREEN PORCH FINISHED	261

PermitsA

Permit #	Description	Value	CO Date	Permit Date
17601	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$47,000		12/4/2025
16820	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$76,400		11/26/2025
16478	565 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$102,000		11/18/2025
16477	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$85,300		11/6/2025
15488	182 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-townhome alteration window to SGD [VILLAGE ON THE GREEN LONG]	$2,600		10/20/2025
14357	570 VILLAGE PL: ALTERATION COMMERCIAL-Carport [VILLAGE ON THE GREEN LONG]	$5,600		10/8/2025
14355	590 VILLAGE PL: ALTERATION COMMERCIAL-Repair water damage to 3 carports [VILLAGE ON THE GREEN LONG]	$10,800		10/3/2025
13730	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$15,000		9/26/2025
14242	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$67,100		9/25/2025
14302	420 THE CIRCLE : ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$96,700		9/25/2025
13591	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$99,200		9/12/2025
12245	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$53,800		8/25/2025
11926	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$92,800		8/15/2025

11925	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$91,900	8/14/2025
11406	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$82,700	8/5/2025
10855	535 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$104,300	7/28/2025
09865	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG] electrical work in existing unit (lef)	$68,900	7/1/2025
09639	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$1,500	7/1/2025
09710	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG] Interior alteration change NAV (lef)	$96,600	7/1/2025
08552	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$63,000	6/12/2025
08008	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$9,997	5/30/2025
08015	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$8,109	5/30/2025
07912	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$16,369	5/30/2025
08009	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$14,982	5/30/2025
07929	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$9,128	5/30/2025
08005	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$17,410	5/30/2025
07914	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$10,410	5/30/2025
07992	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$13,664	5/30/2025
07897	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$10,637	5/30/2025
07899	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$7,241	5/30/2025
07983	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$13,406	5/30/2025
08016	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$17,003	5/30/2025

07994	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$15,208	5/30/2025
07866	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$10,637	5/29/2025
07879	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$10,410	5/29/2025
07875	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$12,406	5/29/2025
07869	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$7,241	5/29/2025
07886	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$13,406	5/29/2025
07882	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$9,128	5/29/2025
07876	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$16,369	5/29/2025
06008	540 VILLAGE PL: ELECTRICAL - COMMERCIAL-Apartment complex Building C [VILLAGE ON THE GREEN LONG]	$43,000	5/20/2025
06832	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF window replacement [VILLAGE ON THE GREEN LONG]	$2,502	5/16/2025
06833	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$11,134	5/16/2025
06828	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF SPRINKLED [VILLAGE ON THE GREEN LONG]	$1,251	5/16/2025
06643	450 VILLAGE PL: ALTERATION COMMERCIAL-Patio Cover [VILLAGE ON THE GREEN LONG]	$5,800	5/14/2025
06661	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment [VILLAGE ON THE GREEN LONG]	$78,500	5/13/2025
05796	557 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$105,100	4/29/2025
05365	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$62,600	4/22/2025
11065	500 VILLAGE PL: ALTERATION COMMERCIAL- [VILLAGE ON THE GREEN LONG]	$40,000	3/24/2025
11758	500 VILLAGE PL: ALTERATION COMMERCIAL-CMU Block [VILLAGE ON THE GREEN LONG]	$270,000	3/24/2025
03595	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF [VILLAGE ON THE GREEN LONG]	$8,109	3/17/2025

03484	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$7,241	3/14/2025
03491	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,410	3/14/2025
03596	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$14,982	3/14/2025
03594	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$15,208	3/14/2025
03487	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,406	3/14/2025
03495	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,664	3/14/2025
03601	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$17,410	3/14/2025
03492	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,128	3/14/2025
03604	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$17,003	3/14/2025
03481	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,637	3/14/2025
03599	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,997	3/14/2025
03494	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$16,369	3/14/2025
02976	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$78,000	3/5/2025
02875	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$81,100	3/5/2025
02448	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$40,200	2/24/2025
02024	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,664	2/21/2025
02037	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,128	2/21/2025
02050	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,637	2/21/2025
02049	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,410	2/21/2025

02027	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,406	2/21/2025
02046	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$12,406	2/21/2025
02025	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Assisted Living unit window replacement [VILLAGE ON THE GREEN LONG]	$16,369	2/21/2025
02034	450 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$7,241	2/21/2025
00212	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$1,500	1/13/2025
18920	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	$94,200	1/7/2025
18918	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$93,000	1/7/2025
18940	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,632	12/31/2024
18669	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$86,800	12/26/2024
18523	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,600	12/20/2024
17616	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$17,003	12/10/2024
17612	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$17,410	12/10/2024
17613	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,128	12/10/2024
17614	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$7,241	12/9/2024
17611	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$8,109	12/6/2024
17605	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$17,410	12/6/2024
17028	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,128	12/5/2024
17604	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$14,982	12/5/2024
17027	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$7,241	12/5/2024

17608	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$9,997	12/5/2024
17033	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,406	12/5/2024
17607	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$8,109	12/5/2024
17019	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,637	12/5/2024
17602	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$15,207	12/5/2024
17022	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$7,241	12/3/2024
17025	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$13,406	12/3/2024
17029	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,410	12/3/2024
17036	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$13,664	12/2/2024
17032	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$7,241	12/2/2024
17034	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$9,128	11/27/2024
17023	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$10,410	11/27/2024
17035	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$7,241	11/27/2024
17117	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$62,400	11/26/2024
16573	500 VILLAGE PL: FENCE/WALL COMMERCIAL-Fence [VILLAGE ON THE GREEN LONG]	$14,815	11/26/2024
16786	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-R2 window replacement [VILLAGE ON THE GREEN LONG]	$9,128	11/25/2024
16783	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$10,410	11/25/2024
16788	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF window replacement [VILLAGE ON THE GREEN LONG]	$13,664	11/25/2024
16785	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF Window Replacement [VILLAGE ON THE GREEN LONG]	$12,406	11/25/2024

16781	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Assisted Living window replacement [VILLAGE ON THE GREEN LONG]	$7,241	11/25/2024
16780	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-ALF window replacement [VILLAGE ON THE GREEN LONG]	$12,406	11/22/2024
16784	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Assisted Living window replacement [VILLAGE ON THE GREEN LONG]	$7,241	11/22/2024
16778	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$7,241	11/21/2024
16777	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT-Window replacement ALF CC [VILLAGE ON THE GREEN LONG]	$10,637	11/21/2024
17083	430 VILLAGE PL: WINDOW / DOOR REPLACEMENT-55+ apartment building [VILLAGE ON THE GREEN LONG]	$14,000	11/19/2024
16779	470 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	11/14/2024
16369	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$99,000	11/8/2024
13034	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	11/4/2024
13043	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,410	11/4/2024
13035	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,997	11/4/2024
13047	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$15,207	11/4/2024
13040	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$14,982	11/4/2024
13033	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,003	11/4/2024
16088	515 VILLAGE PL: ALTERATION COMMERCIAL-Health Care Center [VILLAGE ON THE GREEN LONG]	$500	10/31/2024
15466	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$96,300	10/29/2024
13045	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	10/1/2024
10493	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	10/1/2024
10484	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	10/1/2024

10495	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406	10/1/2024
13041	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,997	10/1/2024
10499	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664	9/27/2024
10480	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637	9/25/2024
10490	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	9/25/2024
14327	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$15,000	9/24/2024
10483	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	9/23/2024
13628	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$60,000	9/20/2024
13624	570 VILLAGE PL: ALTERATION COMMERCIAL-ext door like for like [VILLAGE ON THE GREEN LONG]	$20,400	9/19/2024
12695	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,632	9/12/2024
12698	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,632	9/9/2024
12950	515 VILLAGE PL: GAS - COMMERCIAL [VILLAGE ON THE GREEN LONG]	$0	8/30/2024
10498	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	8/30/2024
12697	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,632	8/22/2024
10497	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	8/22/2024
12310	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$90,000	8/20/2024
12249	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$98,000	8/20/2024
10595	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$99,400	7/26/2024
10596	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	$20,400	7/23/2024

09582	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$24,000	7/8/2024
09646	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$96,000	7/1/2024
09839	500 VILLAGE PL: MECHANICAL - COMMERCIAL- [VILLAGE ON THE GREEN LONG]	$2,500	7/1/2024
07609	461 VILLAGE PL: SCREEN ROOM-Screen Room [VILLAGE ON THE GREEN LONG]	$19,999	6/24/2024
07660	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	6/18/2024
07618	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$12,406	6/17/2024
07662	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664	6/17/2024
07617	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	6/17/2024
07621	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	6/17/2024
07988	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$450	6/4/2024
07917	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$100,000	6/4/2024
07623	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	6/3/2024
07611	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637	5/31/2024
07613	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	5/31/2024
07625	540 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406	5/31/2024
05297	500 VILLAGE PL: SITE LIGHTING-VILLAGE ON THE GREEN POST LIGHTS [VILLAGE ON THE GREEN LONG]	$10,000	5/31/2024
07301	555 VILLAGE PL: REROOF COMMERCIAL-Retirement Complex [VILLAGE ON THE GREEN LONG]	$64,204	5/29/2024
07206	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$67,000	5/22/2024
07205	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$75,000	5/22/2024

07106	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$0	5/15/2024
07101	515 VILLAGE PL: ALTERATION COMMERCIAL-Health Care Center repair to firewall [VILLAGE ON THE GREEN LONG]	$700	5/15/2024
07104	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$250	5/15/2024
04814	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	4/29/2024
04865	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406	4/29/2024
04859	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664	4/29/2024
04871	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$12,406	4/29/2024
04805	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,997	4/29/2024
04825	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637	4/29/2024
04819	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	4/29/2024
04818	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	4/29/2024
04811	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$15,208	4/29/2024
04806	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	4/29/2024
04802	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$14,982	4/29/2024
04795	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,003	4/29/2024
06058	515 VILLAGE PL: ELECTRICAL - COMMERCIAL-MEMORY CARE GARDEN [VILLAGE ON THE GREEN LONG]	$1,500	4/29/2024
04798	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$18,106	4/29/2024
04867	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	4/26/2024
04877	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637	4/26/2024

04808	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$14,982	4/26/2024
04799	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,410	4/26/2024
04816	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406	4/26/2024
04866	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	4/26/2024
04868	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	4/24/2024
04860	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	4/24/2024
04812	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664	4/24/2024
04801	570 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	4/24/2024
05225	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,057	4/18/2024
05223	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$77,225	4/18/2024
05224	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$49,690	4/18/2024
05241	590 VILLAGE PL: ELECTRICAL - COMMERCIAL-BOLLARD LIGHTS BLDG A [VILLAGE ON THE GREEN LONG]	$2,500	4/11/2024
04567	470 VILLAGE PL: ELECTRICAL - COMMERCIAL- [VILLAGE ON THE GREEN LONG]	$10,000	4/10/2024
05236	500 VILLAGE PL: ELECTRICAL - COMMERCIAL-BOLLARD LIGHTS [VILLAGE ON THE GREEN LONG]	$2,500	4/10/2024
03414	549 VILLAGE PL: ALTERATION COMMERCIAL-Pergola on Existing Concrete [VILLAGE ON THE GREEN LONG]	$7,950	4/3/2024
03541	561 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$106,000	3/19/2024
02475	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,410	3/7/2024
02492	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$15,208	3/5/2024
02473	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,997	3/5/2024

02485	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,410	3/5/2024
02491	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	3/4/2024
02470	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$17,003	3/4/2024
02477	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$14,982	3/1/2024
02478	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,997	3/1/2024
02471	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$8,109	3/1/2024
02078	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,240	2/22/2024
02081	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	2/22/2024
02076	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	2/22/2024
02304	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$12,000	2/22/2024
02074	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241	2/21/2024
02085	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664	2/21/2024
02054	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637	2/21/2024
02083	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128	2/21/2024
02080	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410	2/21/2024
02084	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,240	2/21/2024
02077	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$12,406	2/21/2024
02082	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406	2/21/2024
02064	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$12,406	2/20/2024

02060	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241		2/19/2024
02071	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$9,128		2/19/2024
02070	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,406		2/19/2024
02073	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$13,664		2/19/2024
02065	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$7,241		2/16/2024
02165	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,637		2/16/2024
02061	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT- [VILLAGE ON THE GREEN LONG]	$10,410		2/16/2024
01191	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$96,200		2/9/2024
01192	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$68,800		2/7/2024
01193	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$86,300		2/6/2024
01194	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$84,900		2/6/2024
17267	469 VILLAGE PL: ALTERATION COMMERCIAL-CAT3 Sunroom [VILLAGE ON THE GREEN LONG]	$23,500	2/16/2024	1/23/2024
19283	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT-3 story concrete and brick structure [VILLAGE ON THE GREEN LONG]	$7,240		1/4/2024
16274	134 GREENTRAIL CT: GAS - COMMERCIAL - [VILLAGE ON THE GREEN LONG]	$0		11/6/2023
15319	545 VILLAGE PL: RES ALTERATIONS, NO CHANGE IN UNITS-townhome remodel [VILLAGE ON THE GREEN LONG]	$104,600		10/11/2023
15317	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$95,100		10/9/2023
15318	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$93,000		10/3/2023
13573	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	$69,000		9/1/2023
13550	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$70,000		8/31/2023

13574	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,000	8/31/2023
12757	465 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	$106,000	8/16/2023
11220	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,200	7/26/2023
11458	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$77,000	7/26/2023
11459	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	$94,900	7/26/2023
11222	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,800	7/26/2023
11221	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$95,000	7/24/2023
10845	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,889	7/19/2023
10846	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,900	7/19/2023
10844	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$70,080	7/19/2023
06454	500 VILLAGE PL: SOLAR-POOL/WTR HTR SPLY-pool solar panels on the roof [VILLAGE ON THE GREEN LONG]	$54,000	5/8/2023
06346	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,200	5/2/2023
06345	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$99,400	5/2/2023
06612	500 VILLAGE PL: ELECTRICAL - COMMERCIAL-Senior Living [VILLAGE ON THE GREEN LONG]	$2,400	4/28/2023
06347	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,000	4/28/2023
06344	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$95,000	4/27/2023
06265	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,000	4/25/2023
06264	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$95,000	4/25/2023
05610	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,800	4/24/2023

05609	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,800		4/20/2023
05611	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$71,400		4/20/2023
05908	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$77,000		4/20/2023
06176	500 VILLAGE PL: ELECTRICAL - COMMERCIAL-main structure [VILLAGE ON THE GREEN LONG]	$18,320		4/20/2023
05844	146 GREENTRAIL CT: SCREEN ROOM-CAT3 Sunroom [VILLAGE ON THE GREEN LONG]	$22,200	7/11/2023	4/18/2023
03485	450 VILLAGE PL: ALTERATION COMMERCIAL-ALTERATION, UNIT 116 [VILLAGE ON THE GREEN LONG]	$45,560		3/21/2023
03486	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$105,100		3/21/2023
02454	450 VILLAGE PL: ALTERATION COMMERCIAL- [VILLAGE ON THE GREEN LONG]	$4,000		3/15/2023
02644	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,000		3/1/2023
02647	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,900		3/1/2023
02635	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$68,670		2/28/2023
02610	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,400		2/28/2023
02649	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$94,600		2/28/2023
02646	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$91,000		2/24/2023
02641	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$77,940		2/24/2023
02638	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$69,884		2/23/2023
02640	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$70,462		2/22/2023
02067	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$92,800		2/22/2023
01444	515 VILLAGE PL: ELECTRICAL - COMMERCIAL-none [VILLAGE ON THE GREEN LONG]	$3,500		2/22/2023

02636	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	$70,170		2/22/2023
01466	182 GREENTRAIL CT: POOL ENCLOSURE/BOND-SCREEN ENCLOSURE on EXISTING FOUNDATION [VILLAGE ON THE GREEN LONG]	$4,800	4/21/2023	2/10/2023
01445	430 VILLAGE PL: ELECTRICAL - COMMERCIAL-irrigation well [VILLAGE ON THE GREEN LONG]	$3,500		2/7/2023
00706	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG] (renovation of bathroom only in unit F-102)	$69,980		2/2/2023
20392	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$90,000		12/19/2022
20374	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$80,000		12/9/2022
20373	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$73,000		12/9/2022
20372	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$89,193		12/9/2022
18708	147 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-VILLA 147 (1/4/2022 PERMITTING SAYS IT IS CURRENTLY ON HOLD) ENCLOSING PORCH	$22,337	7/28/2023	12/8/2022
16881	134 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 134	$70,000	6/26/2024	12/2/2022
18441	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$61,329		11/16/2022
18442	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$62,495		11/8/2022
18438	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$60,661		11/8/2022
18446	549 VILLAGE PL: ALTERATION COMMERCIAL-condo interior alterations	$102,766		11/8/2022
17567	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	$47,450		11/1/2022
16049	450 VILLAGE PL: ALTERATION COMMERCIAL-apartment building CC	$72,000		10/20/2022
16944	540 VILLAGE PL: ALTERATION COMMERCIAL-apartment building level 2 alt	$92,000		10/20/2022
16882	146 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Villa 146	$45,000	1/18/2023	10/19/2022
16047	401 MOSSY STONE CT: RES ALTERATIONS, NO CHANGE IN UNITS-Interior alterations	$90,000		10/10/2022
14144	450 VILLAGE PL: ALTERATION COMMERCIAL-Condo Need CC	$88,465		9/15/2022
14544	417 THE CIRCLE : SCREEN ROOM-SCREEN ROOM with electric [THE COVE]	$16,688		9/12/2022
12366	182 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-ADDITION & INTERIOR FINISH. ALL PERMITS FINALS APPROVED IN OCTOBER 2022 WITH EXCEPTION OF THE FINAL. (BUILDING PLACED ON TAX ROLL) .LEF	$67,000	1/26/2023	8/17/2022

11208	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment building	$78,000		8/11/2022
12588	150 GREENTRAIL CT: ALTERATION COMMERCIAL-install kitchen island	$45,000	11/15/2022	8/4/2022
12155	469 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel	$90,000		8/2/2022
09727	417 THE CIRCLE : ALTERATION COMMERCIAL-townhome remodel [THE COVE]	$100,000		7/14/2022
05494	147 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Villa 147	$47,000	7/15/2022	6/10/2022
05552	590 VILLAGE PL: ALTERATION COMMERCIAL-Condo	$49,500		6/9/2022
07190	590 VILLAGE PL: ALTERATION COMMERCIAL-Retirement community	$21,369		6/9/2022
05493	138 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 138	$67,000	9/8/2022	6/1/2022
07194	430 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	$73,204		5/26/2022
04954	540 VILLAGE PL: ALTERATION COMMERCIAL-Carport C and Clubhouse Walkway	$5,000	7/18/2022	5/26/2022
04955	470 VILLAGE PL: ALTERATION COMMERCIAL-Carport D	$20,000	7/26/2022	5/26/2022
04956	450 VILLAGE PL: ALTERATION COMMERCIAL-Carport E	$12,000	7/26/2022	5/26/2022
04957	430 VILLAGE PL: ALTERATION COMMERCIAL-Carport F	$8,000	8/11/2022	5/26/2022
19656	500 VILLAGE PL: ALTERATION COMMERCIAL-NEED CC Screen Room	$2,600,000	8/8/2023	5/20/2022
04952	590 VILLAGE PL: ALTERATION COMMERCIAL-Carport	$28,000	7/26/2022	5/13/2022
04953	570 VILLAGE PL: ALTERATION COMMERCIAL-Carport B	$6,000	7/18/2022	5/12/2022
07374	515 VILLAGE PL: WINDOW / DOOR REPLACEMENT-VOTG Health Center [VILLAGE ON THE GREEN LONG]	$7,500	8/11/2022	5/12/2022
05553	570 VILLAGE PL: ALTERATION COMMERCIAL-Condo CC IF REQUESTED	$49,500		5/6/2022
05817	529 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes CC IF REQUESTED	$66,597		5/2/2022
05807	470 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes CC IF REQUESTED	$52,613		4/28/2022
04210	430 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	$82,135		4/18/2022
04189	540 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	$61,234		4/14/2022
03182	590 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit	$71,000	6/6/2022	3/29/2022
03181	570 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit	$90,000	10/28/2022	3/29/2022
03184	570 VILLAGE PL: ALTERATION COMMERCIAL-Apartment unit	$85,000		3/29/2022
01448	470 VILLAGE PL: ALTERATION COMMERCIAL-Condominium	$50,513	6/3/2022	2/22/2022

22715	170 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Build 7 - Villa 170	$47,000	10/5/2022	2/3/2022
22803	151 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-COMPLETION OF BATH, KITCHEN, LAUNDRY	$45,000	4/28/2022	12/20/2021
16483	541 VILLAGE PL: RES ALTERATIONS, NO CHANGE IN UNITS-Villa [VILLAGE ON THE GREEN LONG]	$55,000	4/21/2022	10/12/2021
16281	570 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	$45,000	3/2/2022	10/12/2021
16278	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	$45,000	11/16/2021	9/17/2021
16280	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	$40,000	11/16/2021	9/17/2021
13286	196 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-ALTERATION ENCLOSURE, COMPLETE PLB & CAB [VILLAGE ON THE GREEN LONG]	$67,000	12/7/2021	8/24/2021
11676	590 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit REMODEL CC [VILLAGE ON THE GREEN LONG]	$43,500	12/8/2021	7/26/2021
11652	540 VILLAGE PL: ALTERATION COMMERCIAL-Apartment REMODEL [VILLAGE ON THE GREEN LONG]	$58,000	12/2/2021	7/8/2021
08699	186 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 9 - Unit 186 [VILLAGE ON THE GREEN LONG]	$45,000	8/3/2021	6/14/2021
09977	415 THE CIRCLE : WINDOW / DOOR REPLACEMENT-Villa 415 [VILLAGE ON THE GREEN LONG]	$6,000	10/28/2021	6/3/2021
05321	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT CC NO CO [VILLAGE ON THE GREEN LONG]	$59,000	5/26/2021	5/6/2021
04313	200 GREENTRAIL CT: ALTERATION COMMERCIAL-FINISH OUT DUPLEX CO REQ. [VILLAGE ON THE GREEN LONG]	$45,000	5/3/2021	4/20/2021
04310	163 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-INTERIOR FINISH/ ADDITION [VILLAGE ON THE GREEN LONG]	$45,000	6/29/2021	4/13/2021
03535	540 VILLAGE PL: ALTERATION COMMERCIAL-Carport C REPAIR [VILLAGE ON THE GREEN LONG]	$34,250	2/4/2022	4/2/2021
03317	191 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-INTERIOR FINISH [VILLAGE ON THE GREEN LONG]	$45,000	5/17/2021	3/30/2021
03319	195 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS- [VILLAGE ON THE GREEN LONG]	$47,000	5/21/2021	3/25/2021
20803	450 VILLAGE PL: ALTERATION COMMERCIAL-Commercial Alteration [VILLAGE ON THE GREEN LONG]	$38,000	2/19/2021	1/19/2021
20004	481 VILLAGE PL: MISC BUILDING - COMMERCIAL-concrete pad [VILLAGE ON THE GREEN LONG]	$2,400	3/19/2021	12/28/2020

17376	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT CC NO CO [VILLAGE ON THE GREEN LONG]	$59,000	12/2/2021	12/15/2020
18986	418 THE CIRCLE : ALTERATION COMMERCIAL-TERMITE REPAIRS [VILLAGE ON THE GREEN LONG]	$20,000	3/19/2021	12/15/2020
19309	430 VILLAGE PL: ALTERATION COMMERCIAL-Carports REPAIR [VILLAGE ON THE GREEN LONG]	$25,000	3/30/2021	12/10/2020
08987	500 VILLAGE PL: ALTERATION COMMERCIAL-PARTIAL DEMO AND REBUILD [VILLAGE ON THE GREEN LONG]	$175,752	9/10/2021	11/23/2020
13291	450 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT LEVEL 2 [VILLAGE ON THE GREEN LONG]	$39,000	10/20/2020	9/23/2020
11522	540 VILLAGE PL: ALTERATION COMMERCIAL-Apartment [VILLAGE ON THE GREEN LONG]	$34,000	9/15/2020	8/19/2020
10382	412 THE CIRCLE : RES ALTERATIONS, NO CHANGE IN UNITS-9 MOTORIZED HURRICANE SHUTTERS [VILLAGE ON THE GREEN LONG]	$25,000	10/20/2020	7/31/2020
00865	170 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 7 - Unit 170 [VILLAGE ON THE GREEN LONG]	$277,075	12/2/2020	4/3/2020
02260	200 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 10 - Unit 200 [VILLAGE ON THE GREEN LONG]	$266,950	12/2/2020	4/3/2020
00864	163 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 6 - Unit 163 [VILLAGE ON THE GREEN LONG]	$277,075	10/27/2020	3/25/2020
00812	147 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 4 - Unit 147 [VILLAGE ON THE GREEN LONG]	$266,950	10/27/2020	3/25/2020
02258	195 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 8 - Unit 195 [VILLAGE ON THE GREEN LONG]	$277,075	12/2/2020	3/20/2020
00012	450 VILLAGE PL: ALTERATION COMMERCIAL-RENOVATION LEVEL 1 [VILLAGE ON THE GREEN LONG]	$50,112	9/3/2020	3/10/2020
00111	150 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 3 - Unit 150 [VILLAGE ON THE GREEN LONG]	$266,950	10/29/2020	3/6/2020
00048	146 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-UNIT B OF DUPLEX Villa 3 - Unit 146 [VILLAGE ON THE GREEN LONG]	$277,075	10/29/2020	3/6/2020
01457	186 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 9 - unit 186 [VILLAGE ON THE GREEN LONG]	$266,950	12/2/2020	3/4/2020
02108	470 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT [VILLAGE ON THE GREEN LONG]	$20,000	4/16/2020	3/4/2020
01484	182 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 9 - Unit 182 [VILLAGE ON THE GREEN LONG]	$277,075	12/2/2020	3/4/2020
17841	570 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 1 ALTERATION [VILLAGE ON THE GREEN LONG]	$50,112	9/3/2020	3/3/2020

00043	134 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 2 - Unit 134 [VILLAGE ON THE GREEN LONG]	$277,075	9/16/2020	2/26/2020
00109	138 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 2 - Unit 138 [VILLAGE ON THE GREEN LONG]	$266,950	10/8/2020	2/26/2020
01550	450 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT LEVEL 2 [VILLAGE ON THE GREEN LONG]	$20,000	4/16/2020	2/25/2020
10975	500 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 2 ALTERATION NEED C.C. [VILLAGE ON THE GREEN LONG]	$1,736,732	9/10/2021	2/19/2020
16323	126 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa A Unit [VILLAGE ON THE GREEN LONG]	$266,950	8/25/2020	2/5/2020
16320	122 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa B Unit [VILLAGE ON THE GREEN LONG]	$277,075	8/25/2020	2/5/2020
13762	470 VILLAGE PL: ALTERATION COMMERCIAL-INT ALTERATION [VILLAGE ON THE GREEN LONG]	$20,000	7/29/2020	12/18/2019
10146	515 VILLAGE PL: HOSPITALS OR INSTITUTIONAL BLDGS-RESIDENTIAL CARE NEED C.O. [VILLAGE ON THE GREEN LONG]	$23,230,166	2/3/2021	12/17/2019
13764	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT NO CO [VILLAGE ON THE GREEN LONG]	$20,000	1/22/2020	12/3/2019
13535	470 VILLAGE PL: ALTERATION COMMERCIAL-INDEPENDENT LIVING [VILLAGE ON THE GREEN LONG]	$30,000	1/8/2020	12/2/2019
13631	461 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 2 ALT [VILLAGE ON THE GREEN LONG]	$25,000	12/18/2019	11/8/2019
18615	418 THE CIRCLE : ALTERATION COMMERCIAL-MINOR INT REMODEL [VILLAGE ON THE GREEN LONG]	$43,000	10/6/2021	1/1/1900

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL - SF	1986	2042	$177,041	$106,225
WALKS CONC COMM	1986	11814	$64,268	$38,561
SCREEN ENCL 1	2023	1	$4,000	$3,800
POLE LIGHT 1 ARM	1986	4	$7,416	$7,416
POLE LIGHT 1 ARM	1986	4	$7,416	$7,416
POLE LIGHT 1 ARM	1986	4	$7,416	$7,416
POLE LIGHT 1 ARM	1986	4	$7,416	$7,416
POLE LIGHT 1 ARM	1986	4	$7,416	$7,416
COMM: ALUM SCREEN PORCH W/CONC FL	2008	216	$3,024	$1,814
COMM: ALUM SCREEN PORCH W/CONC FL	1989	120	$1,680	$1,008
COMM: ALUM SCREEN PORCH W/CONC FL	1989	100	$1,400	$840

BLOCK WALL - SF	2021	168	$2,330	$2,155
WOOD DECK	1996	120	$828	$497
COMM: ALUM SCREEN PORCH W/CONC FL	2006	200	$2,800	$1,680
COMM: ALUM SCREEN PORCH W/CONC FL	2008	98	$1,372	$823
COMM: ALUM SCREEN PORCH W/CONC FL	2006	100	$1,400	$840
COMMERCIAL ASPHALT DR 2 IN	1986	180274	$486,740	$292,044
WALKS CONC COMM	2021	17465	$95,010	$85,509
SPA 3	1986	1	$19,440	$11,664
COMMERCIAL ASPHALT DR 2 IN	2021	51198	$138,235	$124,412
COMM: ALUM SCREEN PORCH W/CONC FL	2006	100	$1,400	$840
BRICK WALL - SF	1986	5760	$122,285	$73,371
ROOM ENCLOSURE 1	2008	1	$5,000	$3,000
COOL DECK PATIO	1986	5502	$29,931	$17,959
ALUM FENCE - LIN FT	2021	94	$1,410	$1,269
POLE LIGHT 1 ARM	1986	25	$46,350	$46,350
WALKS CONC COMM	1986	5138	$27,951	$16,771
POLE LIGHT 1 ARM	2021	33	$61,182	$61,182
FACE BLOCK WALL - SF	1986	1820	$28,046	$16,828
COMMERCIAL ASPHALT DR 2 IN	1989	23616	$63,763	$38,258
BRICK WALL - SF	1986	1977	$41,972	$25,183
IRON FENCE - LIN FT	1986	1634	$25,556	$15,334
POLE LIGHT 1 ARM	1986	9	$16,686	$16,686

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

School DistrictsA	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

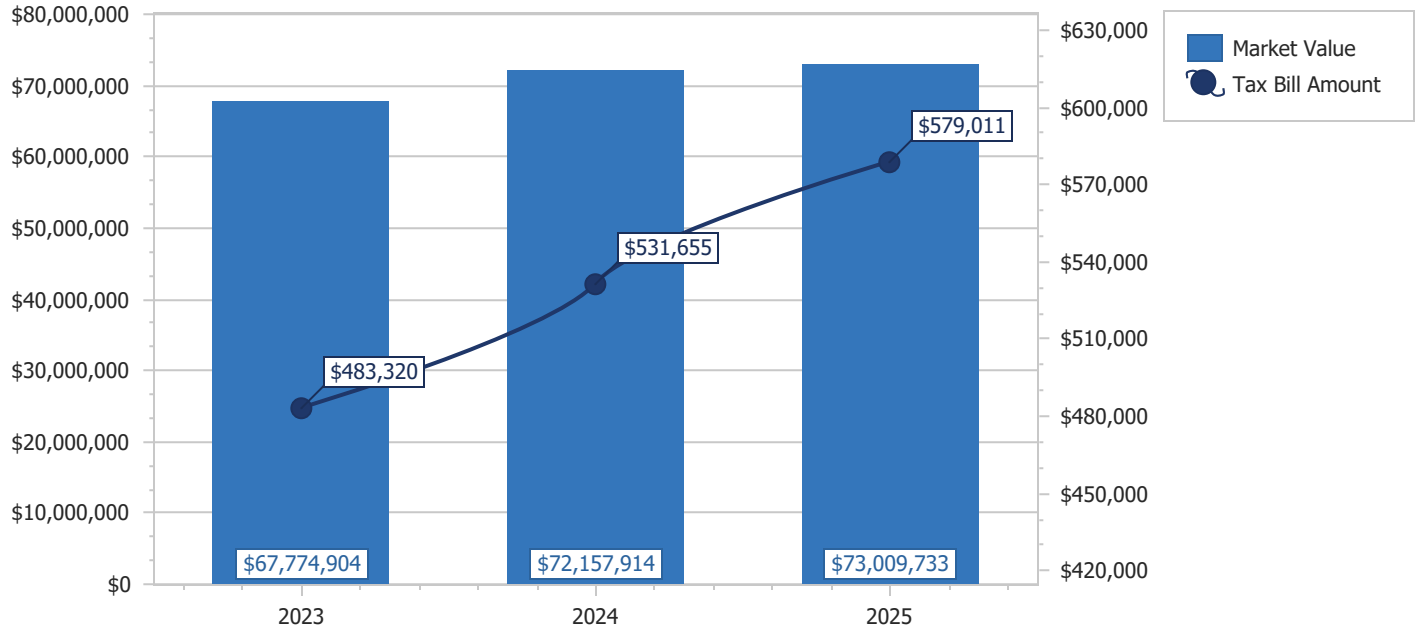
Political RepresentationA

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

UtilitiesA

Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date:	1/6/2026 9:42:50 AM
Project:	25-80000140
Credit Card Number:	37**********1000
Authorization Number:	265826
Transaction Number:	060126O13-C64BB97E-B41D-488B-B14A-49BFE82327F2
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	**VILLAGE ON THE GREEN VILLAS - PRE-APPLICATION**	**PROJ #: 25-80000140**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/16/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7935	
PARCEL ID NO.:	03-21-29-300-009M-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 4 VILLAS ON 82.91 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WEKIVA SPRINGS RD, EAST OF WEKIVA SPRINGS LN	
NO OF ACRES	82.91	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF WEKI	
LOCATION PART 2	VA SPRINGS RD, EAST OF WE	
LOCATION PART 3	KIVA SPRINGS LN	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	

APPLICANT:	**CONSULTANT:**
ANGELA HARMSEN LIFESPACE COMMUNITIES 3501 OLYMPUS BLVD STE 300 COPPELL TX 75019 (480) 232-7971 ANGELA.HARMSEN@LIFESPACECOMMUNITIES.COM	BROOKS STICKLER KIMLEY-HORN & ASSOCIATES INC 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 427-1677 BROOKS.STICKLER@KIMLEY-HORN.COM

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

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

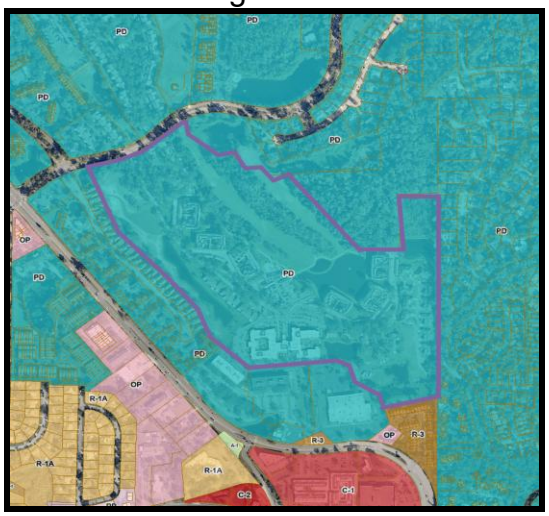
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development with a PD (Planned Development) zoning district.

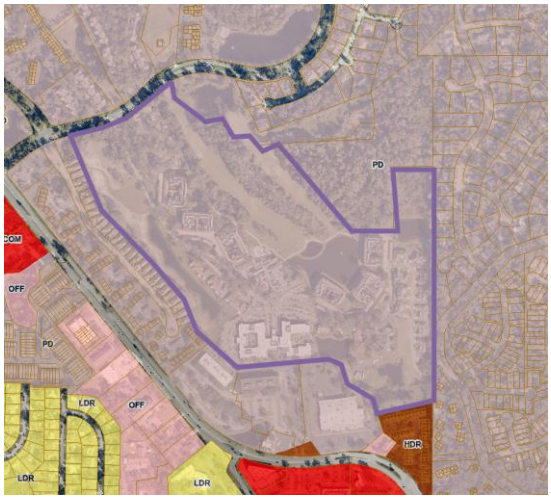
- The Applicant will be required to apply for site plan approval for the four (4) villas.

PROJECT AREA ZONING AND AERIAL MAPS

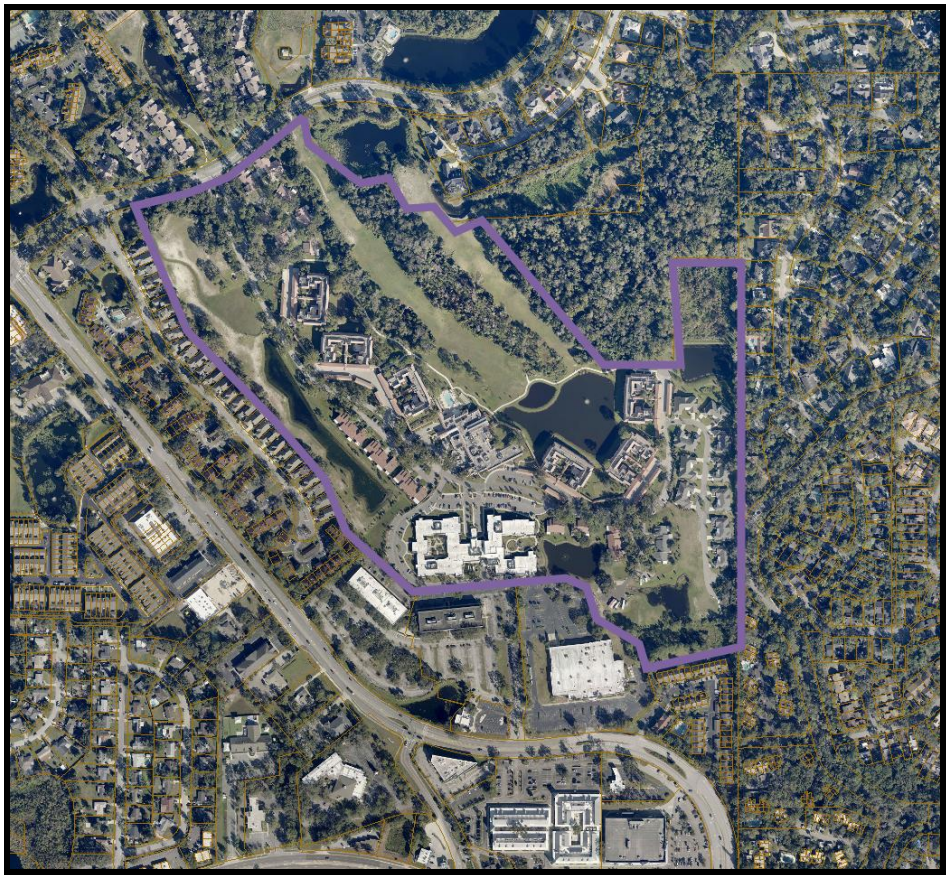
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	Standard building permitting will apply. - Separate permits are required for each structure/ building. Example: each building, standalone structure, fence/ gate systems, retaining walls, etc...	Info Only
2.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
3.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
4.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
5.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Natural Resources Sarah Harttung	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
7.	Natural Resources Sarah Harttung	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	Info Only

		60.10(b)(1)	
8.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
11.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
12.	Natural Resources Sarah Harttung	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
13.	Natural Resources Sarah Harttung	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
14.	Natural Resources Sarah Harttung	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
15.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
16.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
17.	Natural Resources Sarah Harttung	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by	Info Only

		Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6	
18.	Natural Resources Sarah Harttung	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6	Info Only
19.	Natural Resources Sarah Harttung	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	Info Only
20.	Natural Resources Sarah Harttung	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
21.	Natural Resources Sarah Harttung	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
22.	Planning and Development Annie Sillaway	On May 13, 2019, the Final Development Plan for Village on the Green was approved for 514 independent living units. Because substantial development and infrastructure are already in place, the Applicant can apply for site plan approval for the remaining eight (8) units.	Info Only
23.	Planning and	The minimum perimeter building setbacks are:	Info Only

	Development Annie Sillaway	minimum setback of thirty-five (35) feet along the east side of POD B2 (boarding Crown Point by the Springs Condos and Fairway Villas).	
24.	Planning and Development Annie Sillaway	The Applicant will be required to apply for a Site Plan. Please refer to Chapter 40 on the Site Plan Review Process. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
25.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 2 parking space/ dwelling unit for every 1,000 sq ft or greater, 1.5 spaces/dwelling unit for less than 1,000 sq ft.	Info Only
26.	Planning and Development Annie Sillaway	At the time of site plan review, the Applicant will need to demonstrate that the entire development is meeting the twenty-five (25) percent open space.	Info Only
27.	Planning and Development Annie Sillaway	The subject site is located within the Sunshine Water service area. The Applicant must obtain an approval letter from Sunshine Water confirming approval of the utility and irrigation plans.	Info Only
28.	Planning and Development Annie Sillaway	The subject site is located within the Urban Bear Management area. Per Sec. 258, the Applicant will be required to meet the residential requirements for the Urban Bear Management Areas.	Info Only
29.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided to verify compliance with chapter 18.3 of NFPA 1.	Info Only
31.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
32.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
33.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1)	Info Only
34.	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines	Info Only

		shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
35.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
36.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. Any new impervious will require the drainage system to be evaluated.	Info Only
37.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com.	Info Only
38.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
39.	Public Works - Engineering Jim Potter	The end road turn-around needs to meet fire standards.	Info Only
40.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Editions. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0082

Title:

LEXUS OF OVIEDO - PRE-APPLICATION
Project Number: 26-80000002
Project Description: Proposed Rezone from C-1 to C-2 for a car dealership on 1.65 acres located on the north side of SR 426, east of Camp Rd
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 29-21-31-300-0170-0000
BCC District: 1-Dallari
Applicant: James Bryan
Consultant: Rebecca Wilson (407) 418-6250

PM: Kaitlyn

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

PROJ. #: 26-80000002
Received: 1/6/26
Paid: 1/6/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ **PRE-APPLICATION**	$50.00

PROJECT

PROJECT NAME: Lexus of Oviedo		
PARCEL ID #(S): 29-21-31-300-0170-0000		
TOTAL ACREAGE: 1.65	BCC DISTRICT: 1	
ZONING: C-1	FUTURE LAND USE: IND	

APPLICANT

NAME: Jame Bryan	COMPANY: D'Colla Auto, LLC	
ADDRESS: 245 D gs Drive		
CITY: Winter Park	STATE: Fl	ZIP: 32789
PHONE:	EMAIL: bryan@lexusofwinterpark.com	

CONSULTANT

NAME: M. Rebecca Wilson, Esq.	COMPANY: Lowndes Law	
ADDRESS: 215 N. Eola Drive		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-418-6250	EMAIL: rebecca.wilson@lowndes-law.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☑ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

Description of proposed development: ___Rezoning the property from C-1 to C-2 in order to use the existing building for enclosed vehicle storage and auto sales.

STAFF USE ONLY

~~COM~~MMENTS DUE: 1/16	COM DOC DUE: 1/22	DRC MEETING: 2/4
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: C-1	FLU: IND	LOCATION: on the north side of SR 426, east of Camp Rd
W/S: Seminole County	BCC: 1: Dallari	

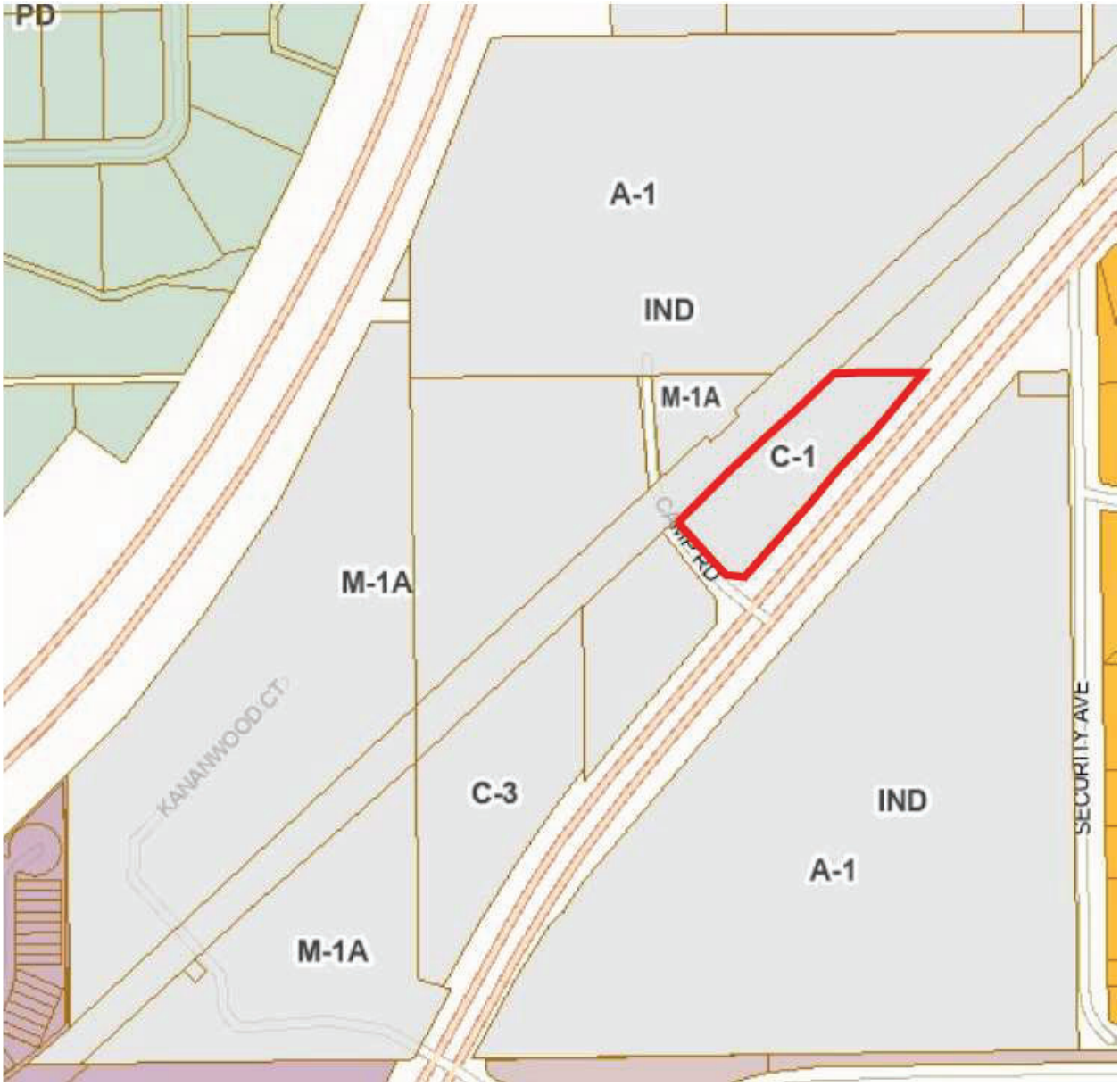
Agenda: 1/23

Project Narrative:

Please consider this pre-application request for property located at 2780 W. SR 426 Oviedo, Florida 32765, parcel ID number 29-21-31-300-0170-0000 (the "Property"). The Property is currently zoned C-1, and has a FLU of IND. We are seeking a rezoning from C-1 to C-2. The Owner will utilize the existing building for auto sales and storage of automobiles. No repair work will be done onsite.

Existing Conditions:

The below map shows the FLU and Zoning of the surrounding area. The Property is outlined in red.



Sketch of Proposal:

The existing building, as pictured below, will be utilized for car sales and auto storage.





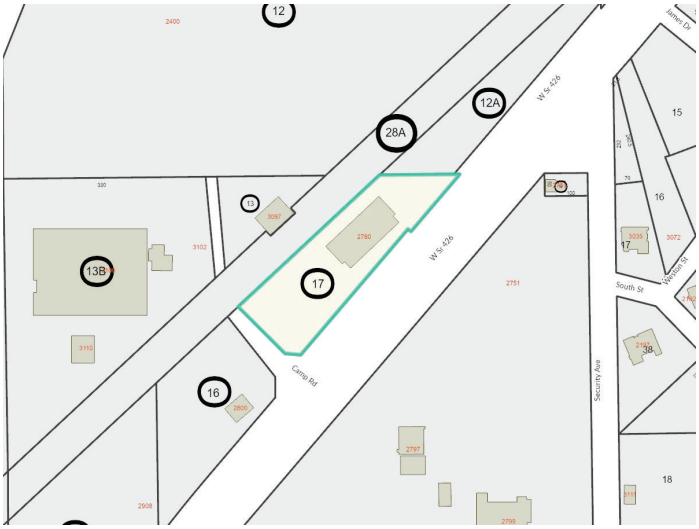
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **29-21-31-300-0170-0000**
Property Address: **2780 W SR 426 OVIEDO, FL 32765**
Owners: **CAMP ROAD HOLDINGS LLC**

2026 Market Value $2,484,746 Assessed Value $2,484,746 Taxable Value $2,484,746
2025 Tax Bill $34,230.58
Health/Fitness Club property w/1st Building size of 11,254 SF and a lot size of 1.65 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-300-0170-0000
Property Address	2780 W SR 426 OVIEDO, FL 32765
Mailing Address	461 EAGL CIR CASSELB RRY, FL 32707-4829
Subdivision	
Tax District	01:County Tax District
DOR Use Code	3401:Health/Fitness Club
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$1,202,201	$1,217,376
Depreciated Other Features	$99,885	$102,382
Land Value (Market)	$1,182,660	$1,182,660
Land Value Agriculture	$0	$0
Just/Market Value	$2,484,746	$2,502,418
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$2,484,746	$2,502,418

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$34,230.58
Tax Bill Amount	$34,230.58
Tax Savings with Exemptions	**$0.00**

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CAMP ROAD HOLDINGS LLC

Legal Description

S C 29 TWP 21S RG 31E ALL E 3/4 OF SW 1/4 OF SW 1/4 B TW N R/R + OVIE O R + N OF ST PRISON CAMP R

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$2,484,746	$0	$2,484,746
Schools	$2,484,746	$0	$2,484,746
FIRE	$2,484,746	$0	$2,484,746
ROAD DISTRICT	$2,484,746	$0	$2,484,746
SJWM(Saint Johns Water Management)	$2,484,746	$0	$2,484,746

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	$1,175,000	09186/1282	Vacant	Yes
CORRECTIVE DEED	6/1/2007	$100	06740/1147	Vacant	No
CORRECTIVE DEED	5/1/2007	$100	06678/1235	Vacant	No
WARRANTY DEED	2/1/2007	$580,000	06655/0612	Vacant	No

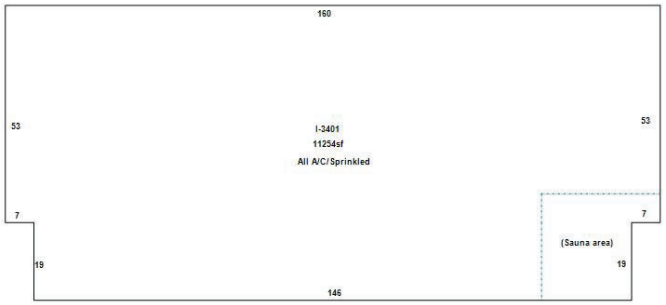
Land

Units	Rate	Assessed	Market
78,844 SF	$15/SF	$1,182,660	$1,182,660

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	11254
Total Area (ft²)	
Constuction	CONCR T BLOCK-STUCCO - MASONRY
Replacement Cost	$1,282,348
Assessed	$1,202,201

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
05216	2780 W SR 426 : PLUMBING - COMMERCIAL-	$10,000		6/4/2020
03726	2780 W SR 426 : SIGN (POL ,WALL, ACIA)- WALL SIGN	$4,000		4/8/2020
03728	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-	$4,000		4/2/2020
19008	2780 W SR 426 : AMUSEM NT-SOCIAL OR RECREATION-NEW ITNESS CENTER NEED C.O.	$2,100,000	4/27/2020	6/20/2019
03572	SITE LIGHTING- 2780 W SR 426	$21,000		4/8/2019

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2020	23661	$63,885	$55,899
WALKS CONC COMM	2020	5257	$28,598	$25,023
COMMERCIAL CONCRETE DR 4 IN	2020	120	$653	$571
6' CHAIN LINK FENCE - LIN FT	2020	58	$898	$786
ALUM FENCE - LIN FT	2020	296	$4,440	$3,885
VINYL FENCE/COMM -LIN FT	2020	12	$305	$267
POLE LIGHT 1 ARM	2020	6	$11,124	$11,124
BLOCK WALL - SF	2020	192	$2,663	$2,330

Zoning

Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	IND
Description	Industrial

School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

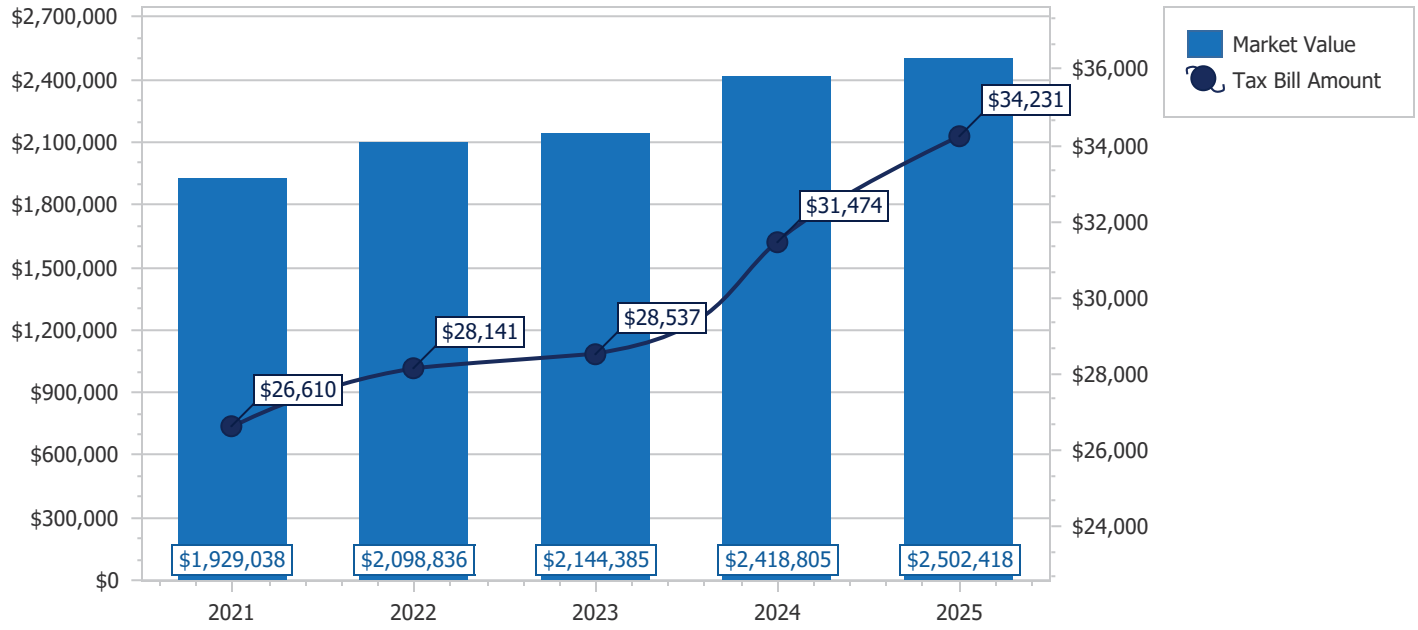
Political Representation

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

Utilities

Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date:	1/6/2026 3:53:02 PM
Project:	26-80000002
Credit Card Number:	37**********7319
Authorization Number:	224868
Transaction Number:	060126O3A-380AE082-26D0-4A76-A669-98A41478E52B
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

PROJECT NAME:	**LEXUS OF OVIEDO - PRE-APPLICATION**	**PROJ #: 26-80000002**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/06/26	
RELATED NAMES:	EP REBECCA WILSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM C-1 TO C-2 FOR A CAR DEALERSHIP ON 1.65 ACRES LOCATED ON THE NORTH SIDE OF SR 426, EAST OF CAMP RD	
NO OF ACRES	1.65	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-1	
LOCATION	ON THE NORTH SIDE OF SR 4	
LOCATION PART 2	26, EAST OF CAMP RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
JAMES BRYAN D'COLOR AUTO LLC 245 DRIGGS DR WINTER PARK FL 32789 JBRYAN@LEXUSOFWINTERPARK.COM	REBECCA WILSON LOWNDES LAW 215 N EOLA DR ORLANDO FL 32801 (407) 418-6250 REBECCA.WILSON@LOWNDES-LAW.COM

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

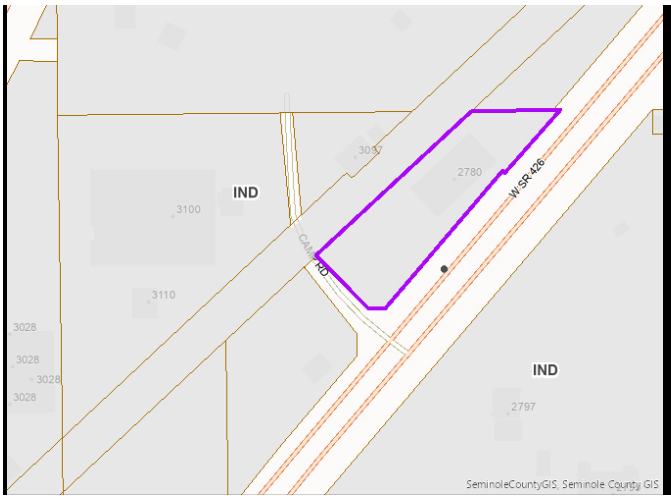
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found here.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Industrial. The subject property has a zoning designation of C-1 (Retail Commercial).
- The proposed rezone to the C-2 (General Commercial) zoning district is compatible with the existing Future Land Use and compatible with the surrounding trend of development.
- Rezones require a community meeting in accordance with the Seminole County Land Development Code (SCLDC) and are subject to Board of County Commission approval.

PROJECT AREA ZONING AND AERIAL MAPS

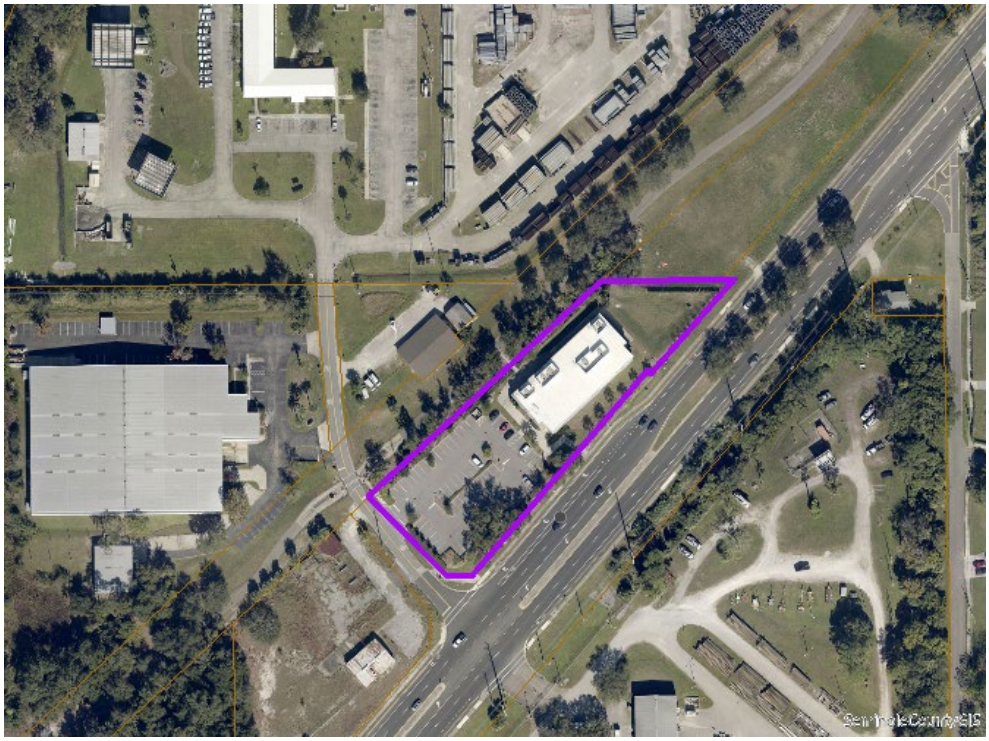
Future Land Use: IND



Zoning: C-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
5.	Buffers and CPTED	For reference in calculating buffers, SR 426 is considered an arterial road. The land use intensity calculated for this site will yield a buffer against the roadway.	Info Only
6.	Buffers and CPTED	Buffers will be required to be maintained adjacent to the trail abutting the property.	Info Only
7.	Building Division	This proposed use will constitute a Change of Occupancy for this structure. - Proper permitting will be required to approve the use of this location for auto sales and storage of automobiles. - All alterations, and required upgrades will require an approved building permit prior to commencing work.	Info Only
8.	Comprehensive Planning	Site has a Future Land Use of IND (Industrial). Per Policy FLU 5.3.4 Industrial: The purpose and intent	Info Only

		of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. The maximum intensity permitted in this designation is 0.65 floor area ratio. Uses - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Stockyards; Based on this, the use of auto sales and storage appears consistent with the IND FLU.	
9.	Environmental Services	Seminole County Utilities has no objection to the proposed rezone. Already serviced by County water/sewer.	Info Only
10.	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
11.	Planning and Development	The setbacks for the C-2, General Commercial zoning district are: Twenty-five feet front yard setback, ten (10) feet rear yard setback, zero (0) feet side yard setback, and zero (0) feet side street yard setback Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
12.	Planning and Development	The proposed use of automobile sales is permitted in the proposed C-2, General Commercial zoning district. Please be aware, any automotive service and repair would require a special exception in the C-2 zoning district.	Info Only
13.	Planning and Development	The following steps will be required in order to pursue the proposed development:	Info Only

		1st Step –Rezone- This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. 2nd step- Approval the Site Plan/Final Engineering Plans.	
14.	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.stml	Info Only
15.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for General Commercial, Non Retail are as follows: 1 space/ 2 employees Plus 1 space / company vehicle	Info Only
16.	Planning and Development	Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP • 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). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
17.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
18.	Planning and Development	Per the C-2 zoning district and Industrial Future Land Use the following regulations apply: Maximum Floor Area Ratio (F.A.R.) is 0.65 Minimum required open space is 25%, and Maximum building height is thirty-five (35) feet.	Info Only
19.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires 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. Illumination onto adjacent properties shall not	Info Only

		exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE)	
20.	Planning and Development	Per SCLDC Sec. 30.14.2.2 Nonresidential Open Space, Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
21.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
22.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24”x 36” in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only

23.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (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 aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (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.	Info Only
24.	Public Safety - Fire Marshal	The type of building construction proposed may limit the type of occupancies allowed by the fire code.	Info Only
25.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
26.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (	Info Only
27.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
28.	Public Safety - Fire Marshal	Additional comments may be generated based on actual site plan submittal.	Info Only
29.	Public Works - Engineering	No specific issues with drainage or traffic for the existing developed site. Please note that any increase in impervious may require additional retention to be provided onsite.	Info Only
30.	Public Works - Impact Analysis	No TIS Report is Required, PM peak trips generated are less than requirement (50 VPH).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
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	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

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

File Number: 2026-0083

Title:

CHABAD PRESCHOOL - PRE-APPLICATION
Project Number: 26-80000003
Project Description: Proposed Site Plan for a private preschool on 3.06 acres in the A-1 zoning district located on the north side of Glen Ethel Ln, east of Markham Woods Rd
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 26-20-29-300-004B-0000+
BCC District: 5-Herr
Applicant: Chanie Majesky (407) 636-5994
Consultant: N/A

PM: Hilary

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000003
Received: 1/8/26
Paid: 1/8/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME:	Chabad Preschool		
PARCEL ID #(S):	26-20-29-300-004B-0000 & 26-20-29-300-004E-0000		
TOTAL ACREAGE:	~~2 acres~~ 3.06	BCC DISTRICT:	~~2~~ 5: Herr
ZONING:	A-1	FUTURE LAND USE:	A-1

APPLICANT

NAME:	Chanie (Chanshy) Majesky	COMPANY:	Chabad Lubavitch of North Orlando
ADDRESS:	1701 Markham Woods Rd		
CITY:	Longwood	STATE: FL	ZIP: 32779
PHONE:	407 636-5994	EMAIL:	chanshy@JewishNorthOrlando.com

chanshy@jewishnorthorlando.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: Join 1695 Glen Ethel Ln. together with 1701 Markham Woods Rd. and use 1695 as Preschool instead of residential use.

STAFF USE ONLY

COMMENTS DUE: 1/16	COM DOC DUE: 1/22	DRC MEETING: 2/4
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of Glen Ethel Ln, east of Markham Woods Rd
W/S: Sunshine	BCC: 5: Herr	

Agenda: 1/23

B”H

Detailed Narrativ for Chabad Preschool & Day Car

The proposed preschool is intended to serve young Jewish children of families affiliated with the Chabad Lubavitch of North Orlando synagogue. The preschool will provide a safe, nurturing, and developmentally appropriate early childhood education program.

The preschool will operate within the existing community-based religious and educational setting of Chabad Lubavitch of North Orlando. The school is designed to be compatible with the character, scale, and use patterns of the surrounding area.

Purpose and Need

This preschool will serve as an accessory to the synagogue. This is not open to the public but to members of Chabad Lubavitch of North Orlando.

Families affiliated with the synagogue are looking for an early childhood educational program that will foster strong Jewish values and provide high-quality care and education for their young children during synagogue services and during work hours.

By utilizing an existing community facility, the preschool makes efficient use of land and infrastructure while minimizing disruption to the surrounding area.

Description of the Preschool Program

The preschool will serve children from ages 6 months through prekindergarten. We anticipate the school to start small with an average of 5 kids in the 1701 property and once we hit capacity in the main building grow into approximately 32 kids utilizing the building next door at 1695 Glen Ethel Lane.

Staff numbers would follow the DCF protocol of staff to age group ratio. The preschool will operate during standard weekday daytime hours. The program will include:

- Age-appropriate classroom instruction
- Structured play and learning activities
- Emphasis on Jewish education, social skills, emotional growth, and early academic foundations
- A safe, supervised indoor and outdoor environment

All operations will comply with applicable county, state, and licensing requirements, including health, safety, staffing, and childcare regulations.

Compatibility With Surrounding Uses

The preschool is expected to produce low noise levels consistent with residential activity, generate minimal traffic limited to morning drop-off and afternoon pick-up times, operate primarily during daytime hours and will utilize current traffic flow of the Chabad property directly from the main road into 1701 Markham Woods Rd, with zero traffic activity on Glen Ethel Lane. Chabad of North Orlando formally requests that Seminole County considers the consolidation of the parcels loc ted at 1695 Glen Ethel Lane and 1701 Markham oods Road

The project makes responsible use of existing buildings and land, avoiding the need for new large-scale development while delivering essential services.

Early Childhood Development
Research consistently shows that quality preschool education supports long-term academic success, social development, and overall well-being. This program will contribute positively to the future success of children in the Jewish community.

The operators are committed to working collaboratively with Seminole County staff and nearby residents to address any concerns and ensure the preschool is a positive addition to the neighborhood.

Conclusion

The proposed preschool at Nate’s Shul and 1695 Glen Ethel Lane is intended to fill a need for Chabad of North Orlando members as an accessory to the synagogue while maintaining compatibility with the surrounding area and making thoughtful use of existing facilities.

This pre-application is respectfully submitted to seek guidance and collaboration with Seminole County Planning and Development to ensure the project proceeds in a manner that aligns with county goals, zoning standards, and community well-being.

The site will remain as is and will continue to be used for synagogue use. When opening the preschool, we want to primarily use 1701 Markham Woods Rd and utilize 1695 Glen Ethel Ln in addition for more classrooms if needed which is currently residential use (zoned A1) and vacant



Preschool traffic drop-off flow to not affect neighbors

We do not anticipate more than 15 cars which we have ample parking for.



We would like to know if joining the two lots would be an option.
(Incorporating 1695 Glen Ethel into 1701 Markham Woods Rd.)



Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **26-20-29-300-004B-0000**
Property Address: **1695 GLEN ETHEL LN LONGWOOD, FL 32779**
Owners: **CHABAD LUBAVITCH OF NORTH ORLANDO INC**

2026 Market Value $526,552 Assessed Value $526,552 Taxable Value $526,552
2025 Tax Bill $6,575.69
The 4 Bed/3 Bath Single Family property is 3,424 SF and a lot size of 1.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-20-29-300-004B-0000
Property Address	1695 GL N ETH L LN LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2769
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$369,359	$350,918
Depreciated Other Features	$7,193	$4,796
Land Value (Market)	$150,000	$125,000
Land Value Agriculture	$0	$0
Just/Market Value	$526,552	$480,714
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$526,552	$480,714

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$6,575.69
Tax Bill Amount	$6,575.69
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CHABAD LUBAVITCH OF NORTH ORLANDO INC

Legal Description

SEC 26 TWP 20S RGE 29E
140 FT OF W 431 FT OF N
1/4 OF SW 1/4 OF N 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$526,552	$0	$526,552
Schools	$526,552	$0	$526,552
FIRE	$526,552	$0	$526,552
ROAD DISTRICT	$526,552	$0	$526,552
SJWM(Saint Johns Water Management)	$526,552	$0	$526,552

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SP CIAL WARRANTY	12/2/2022	$535,000	10356/1513	Improved	No
SP CIAL WARRANTY	8/1/2015	$336,500	08534/0774	Improved	No
CERTIFICATE OF TITLE	2/1/2015	$100	08417/0334	Improved	No
WARRANTY DEED	7/1/2001	$160,000	04164/0172	Improved	Yes
QUIT CLAIM DEED	2/1/1985	$100	01620/0290	Improved	No

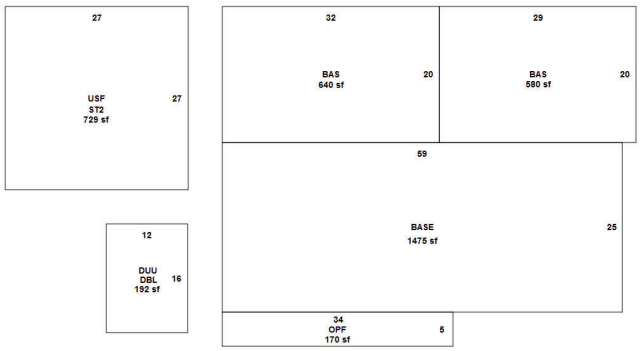
Land

Units	Rate	Assessed	Market
1 Lot	$150,000/Lot	$150,000	$150,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969/1990
Bed	4
Bath	3.0
Fixtures	9
Base Area (ft²)	1475
Total Area (ft²)	3786
Constuction	CB/WD/SDNG COMBO
Replacement Cost	$441,026
Assessed	$369,359

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

Description	Area (ft²)
BASE	640
BASE	580
DETACHED UTILITY UNFINISHED	192
OPEN PORCH FINISHED	170
UPPER STORY FINISHED	729

Permits

Permit #	Description	Value	CO Date	Permit Date
15581	1695 GL N TH L LN: EZ MECHANICAL - RESIDENTIAL-	$7,467		10/29/2024
01903	REROOF	$11,145		3/11/2009
04218	REROOF	$5,550		6/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1969	1	$3,000	$1,800
POLE/BARNS/BELOW AVG	1969	690	$5,389	$3,233
ACCESSORY BLDG 1	1969	1	$2,500	$1,500
PATIO 1	1990	1	$1,100	$660

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

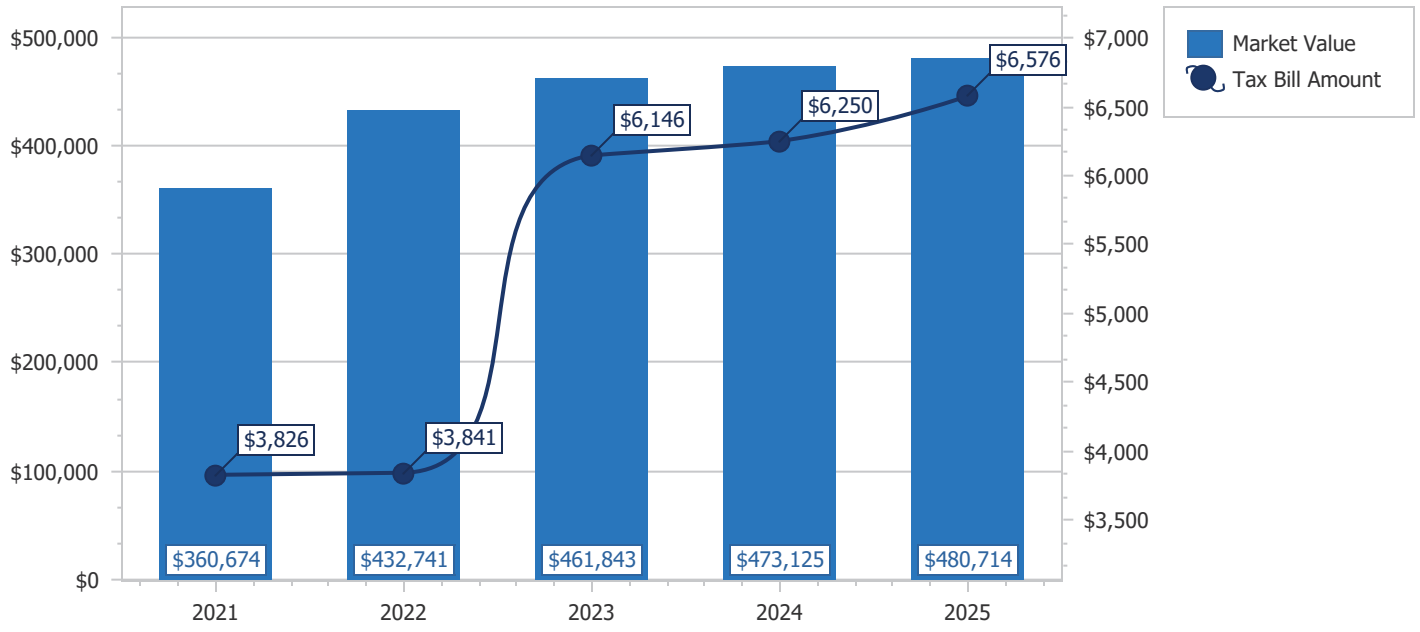
School Districts

Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Utilities

Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **26-20-29-300-004E-0000**
Property Address: **1701 MARKHAM WOODS RD LONGWOOD, FL 32779**
Owners: **CHABAD LUBAVITCH OF NORTH ORLANDO INC**

2026 Market Value $430,605 Assessed Value $400,122 Taxable Value $0

2025 Tax Bill $0.00 Tax Savings with Non-Hx Cap $5,936.15

Churches property w/1st Building size of 2,083 SF and a lot size of 2.00 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-20-29-300-004E-0000
Property Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2016)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$177,210	$180,454
Depreciated Other Features	$3,395	$3,507
Land Value (Market)	$250,000	$250,000
Land Value Agriculture	$0	$0
Just/Market Value	$430,605	$433,961
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$30,483	$70,214
P&G Adjustment	$0	$0
Assessed Value	$400,122	$363,747

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$5,936.15
Tax Bill Amount	$0.00
Tax Savings with Exemptions	$5,936.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CHABAD LUBAVITCH OF NORTH ORLANDO INC

Legal Description

SEC 26 TWP 20S RGE 29E
N 327.4 FT OF W 291 FT OF
N 1/4 OF NW 1/4 OF SW 1/4
OF N 1/4 (L SS 25 FT FOR
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$400,122	$400,122	$0
Schools	$430,605	$430,605	$0
FIRE	$400,122	$400,122	$0
ROAD DISTRICT	$400,122	$400,122	$0
SJWM(Saint Johns Water Management)	$400,122	$400,122	$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	$200,000	08202/0285	Improved	Yes
WARRANTY DEED	8/1/2006	$100	06374/0263	Improved	No
QUIT CLAIM DEED	5/1/1990	$100	02183/1748	Improved	No
QUIT CLAIM DEED	8/1/1987	$100	01879/1249	Improved	No
WARRANTY DEED	1/1/1974	$43,500	01027/0478	Improved	Yes

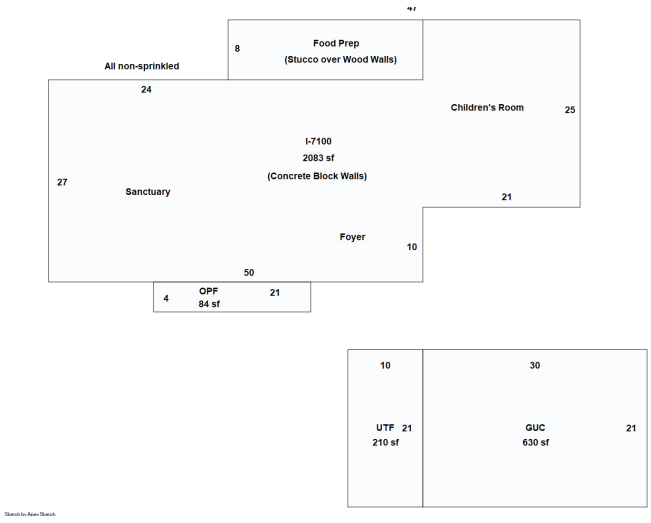
Land

Units	Rate	Assessed	Market
2 Acres	$125,000/Acre	$250,000	$250,000

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1972/1992
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2083
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	$280,174
Assessed	$177,210

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
GARAGE UNFINISHED C.B.S.	630
OPEN PORCH FINISHED	84
UTILITY FINISHED	210

Permits

Permit #	Description	Value	CO Date	Permit Date
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	$0		12/8/2022
02731	WALL SIGN	$1,700		3/24/2016
00526	CHANGE OF USE FROM R TO A3	$203,666	10/8/2015	1/20/2015
10381	REROOF	$8,500		9/17/2007

Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2015	373	$2,029	$1,522
COMMERCIAL CONCRETE DR 4 IN	2015	459	$2,497	$1,873

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

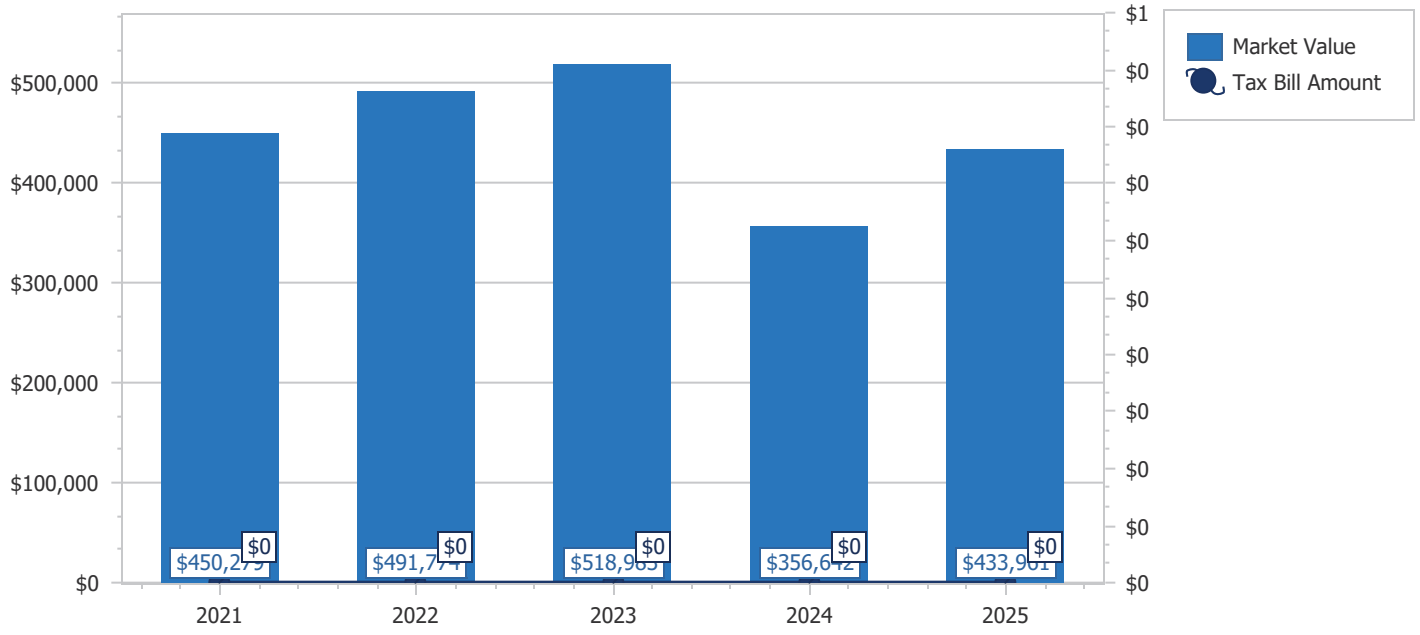
School Districts

Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Utilities

Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

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:	1/8/2026 5:12:20 PM
Project:	26-80000003
Credit Card Number:	42**********0296
Authorization Number:	07532G
Transaction Number:	080126C1D-CC50D9D3-D14D-42D7-BC03-31B7013FD0AD
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, January 30, 2026, in order to place you on the Wednesday, February 4, 2026 meeting agenda.

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

The DRC Agenda can be found here.

PROJECT NAME:	**CHABAD PRESCHOOL - PRE-APPLICATION**	**PROJ #: 26-80000003**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/08/26	
RELATED NAMES:	EP CHANIE MAJESKY	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	26-20-29-300-004B-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PRIVATE PRESCHOOL	
NO OF ACRES	3.06	
BCC DISTRICT	5-HERR	
CURRENT ZONING	A-1	
LOCATION	NORTH SIDE OF GLEN ETHEL LN, EAST OF MARKHAM WOODS RD	
FUTURE LAND USE	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	**CONSULTANT:**	
CHANIE MAJESKY CHABAD LUBAVITCH OF NORTH ORLANDO LONGWOOD FL 32779 (407) 636-5994 CHANSKY@JEWISHNORTHORLANDO.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 site has a Future Land Use of Suburban Estates and is in the A-1 (Agriculture) zoning district.

- The daycare center will require the approval of a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.

- If the intent is to utilize 1695 Glen Ethel Lane for the civic use, staff would require the parcel to be combined with 1701 Markham Woods Road and would not permit access to this structure from Glen Ethel Lane as it is a private road. Additionally, once the parcels are combined together, staff would not permit the parcels to be uncombined and must remain together as one parcel.

PROJECT AREA ZONING AND AERIAL MAPS

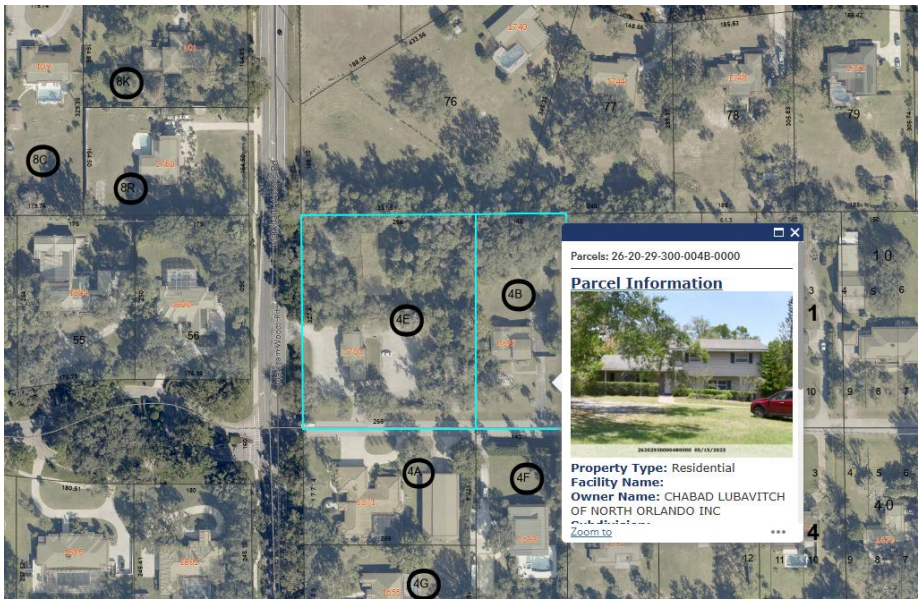
Zoning



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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Due to overhead utility lines along the southern portion of the properties, only understory trees and shrubs from Plant Group C may be planted.
4	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
7	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
8	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
9	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
10	Building Division	- Currently 1701 Markham Woods Rd is an A-3 occupancy type, Places of religious worship. The proposed use it for an I-4 Daycare occupancy, based on the ages defined use. This proposed change will constitute a Change of Occupancy from A-3 to I-4. - Currently 1695 Glen Ethel is a Residential, R-3 occupancy. The proposed, new use will constitute a Change of Occupancy to I-4.

11	Building Division	- Standard permitting for the Change of Occupancy, for both buildings will apply. - Permitting will be per building, meaning each building will require a separate permit and plan set.
12	Building Division	- Depending on final configuration of the buildings, fire sprinkler and fire alarm systems may be required. - Both buildings must comply with all applicable sections of the Florida Building Code, specifically section 466 of the FBC.
13	Building Division	- Complete site, whether physically merged together as one parcel or not, must be fully compliant with the Florida Accessibility Code. This includes access from the public way, to each building, accessible paths from, to and between each building. - All required upgrades, and alterations must also be fully compliant.
14	Comprehensive Planning	Site has a Future Land Use of Suburban Estates (SE). Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, the proposed use of a preschool is compatible with the Suburban Estates Future Land Use. The use needs to also be consistent with the underlying zoning.
15	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.
16	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.
17	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
18	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
19	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.

20	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
21	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)
22	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
23	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)
24	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.
25	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6
26	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6
27	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7
28	Natural Resources	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)

29	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7
30	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
31	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.
32	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)
33	Planning and Development	The subject site has a Future Land Use of Suburban Estates and is in the A-1 (Agriculture) zoning district.
34	Planning and Development	The daycare center will require the approval of a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
35	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
36	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.stml

37	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for daycare centers is 1 space for every employee. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
38	Planning and Development	30.6.17.2(a) Accessory Uses. In addition to otherwise permitted uses, customary accessory structures and activities are permitted, which shall include: (1) One residence for an employee or caretaker. (2) Fellowship halls and food preparation areas. (3) Office space in support of the Assembly Use. (4) Classrooms, playgrounds, and childcare facilities for use in association with assemblies but not including daycare centers, community recreation facilities, and private primary, secondary, vocational, and/or collegiate educational facilities.
39	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
40	Planning and Development	The building setbacks for the A-1 zoning district are: Front - 50 feet Side street - 50 feet Side yard - 10 feet Rear - 30 feet
41	Planning and Development	The maximum allowable building height is 35 feet.

42	Planning and Development	At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements. Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 Open Space: • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.
43	Planning and Development	SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards; and (6) Meets the following additional requirements in A-1: i .Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.
44	Planning and Development	An applicant for a special exception shall file with the Planning & Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.
45	Planning and Development	If the intent is to utilize 1695 Glen Ethel Lane for the civic use, staff would require the parcel to be combined with 1701 Markham Woods Road and would not permit access to this structure from Glen Ethel Lane as it is a private road. Additionally, once the parcels are combined together, staff would not permit the parcels to be

		uncombined and must remain together as one parcel.
46	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.
47	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
48	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.
49	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
50	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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
51	Public Works - Engineering	The proposed project is located within a landlocked soldiers Creek drainage basin.
52	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.
53	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.
54	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the north.
55	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a landlocked subdivision pond.
56	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

57	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.
58	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
59	Public Works - Engineering	No access is allowed on Glen Ethel Lane. Any development of the lot will have to have internal access to the existing house. There is some concern that the emergency fire gate / chain may be being used. Please provide a more secure gate to not allow normal access and use.
60	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along Markham Woods Road frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.
61	Public Works - Impact Analysis	A TIS Report is not required, PM peak trips generated are less than requirement (50 VPH).

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0093

Title:

CARE POINT - PRE-APPLICATION
Project Number: 26-80000004
Project Description: Proposed Rezone and Subdivision of an existing assisted living facility to add two single family residential lots on 1.19 acres in the A-1 zoning district located on the northeast corner of Care Pt and McNeil Rd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 17-21-29-5BG-0000-037B
BCC District: 3-Constantine
Applicant: Corazon Bagiyao (407) 883-0643
Consultant: Rick Lopez (321) 303-5148

PM Annie

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000004

RECEIVED AND PAID 01/12/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME:	1535 CARE POINT LOT SPLIT		
PARCEL ID #(S):	17-21-29-5B4-0000-037B		
TOTAL ACREAGE:	1.19 ACRES	BCC DISTRICT:	3 CONSTANTINE
ZONING:	A1	FUTURE LAND USE:	LDR

APPLICANT

NAME:	CORAZON BAUSIYAO	COMPANY:	
ADDRESS:	1535 CARE POINT		
CITY:	APOPKA	STATE: FL	ZIP: 32703
PHONE:	407-883-0643	EMAIL:	MARIN.COR@YAHOO.COM

CONSULTANT

NAME:	RICK LOPEZ	COMPANY:	ALL AMERICAN HOMES LLC
ADDRESS:	1606 JEANETTE ST		
CITY:	APOPKA	STATE: FL	ZIP: 32712
PHONE:	321-303-5148	EMAIL:	RIKMAR111@YAHOO.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: LOT SPLIT TO BUILD SFR

STAFF USE ONLY

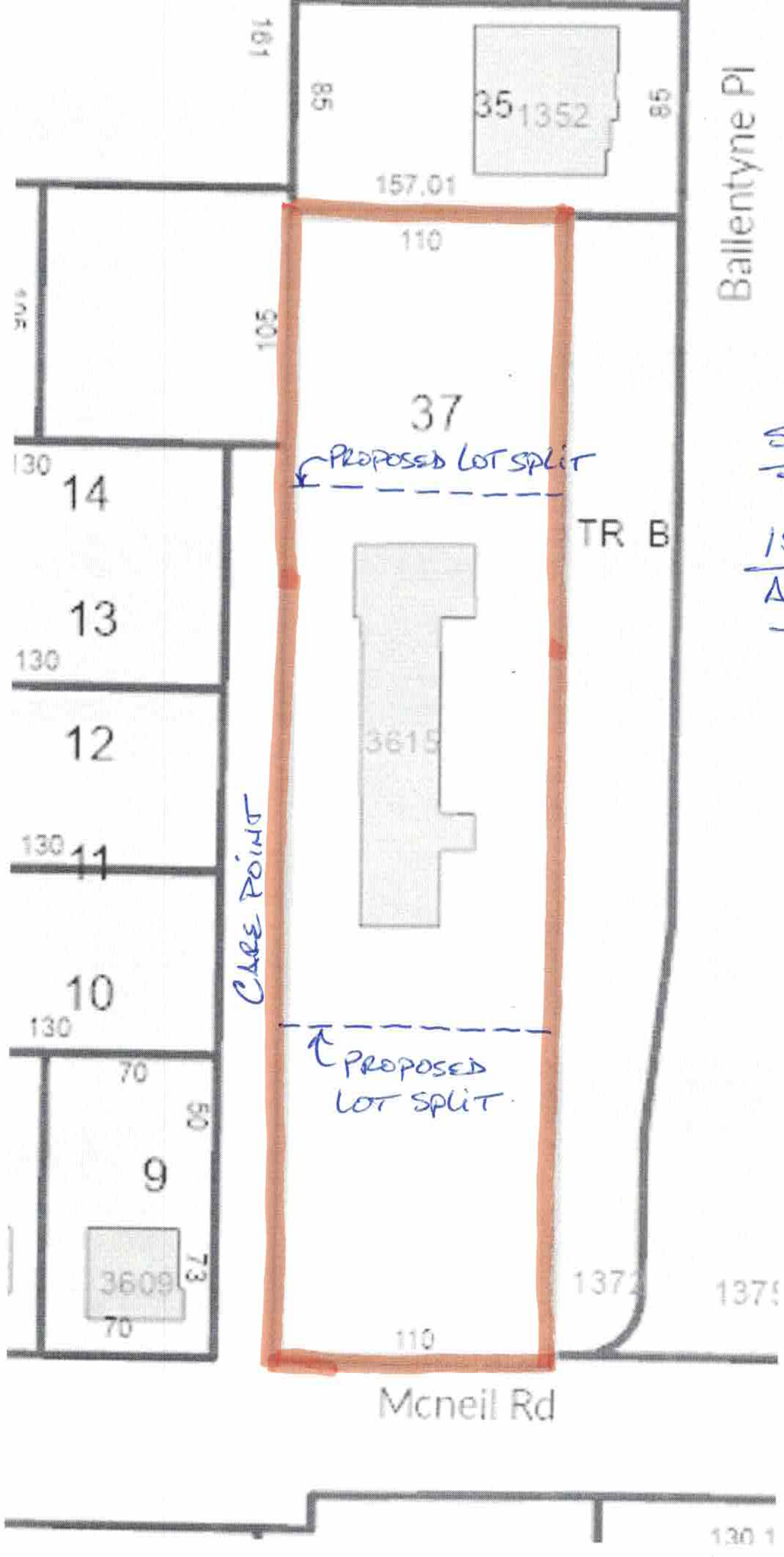
COMMENTS DUE: 01/30	COM DOC DUE: 02/05	DRC MEETING: 02/18/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the northeast corner of Care Pt and McNeil Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 3: CONSTANTINE	

Agenda 02/06

SITE PLAN

1535 CAPE POINT
APOPKA 32703

1.18 ACRES



Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **17-21-29-5BG-0000-037B**
Property Address: **1535 CARE PT APOPKA, FL 32703**
Owners: **BAGSIYAO CORAZON**
2026 Market Value $463,553 Assessed Value $463,553 Taxable Value $463,553
2025 Tax Bill $6,396.63
Homes For The Aged/Alf property w/1st Building size of 5,744 SF and a lot size of 1.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	17-21-29-5BG-0000-037B
Property Address	1535 CARE PT APOPKA, FL 32703
Mailing Address	3615 MCNEIL RD APOPKA, FL 32703-6818
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	74:Homes For The Aged/Alf
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$335,435	$342,546
Depreciated Other Features	$9,118	$6,078
Land Value (Market)	$119,000	$119,000
Land Value Agriculture	$0	$0
Just/Market Value	$463,553	$467,624
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$463,553	$467,624

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$6,396.63
Tax Bill Amount	$6,396.63
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
BAGSIYAO CORAZON

Legal Description

W 110 FT OF E 1/2 OF LOT 37 (LESS N 170 FT)
MC NEILS ORANGE VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$463,553	$0	$463,553
Schools	$463,553	$0	$463,553
FIRE	$463,553	$0	$463,553
ROAD DISTRICT	$463,553	$0	$463,553
SJWM(Saint Johns Water Management)	$463,553	$0	$463,553

Sales

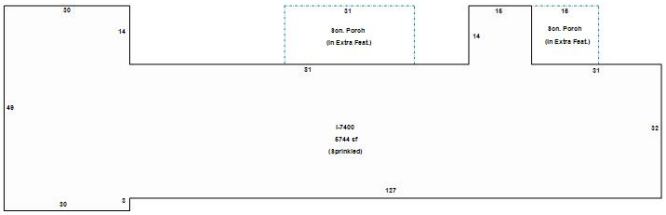
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2005	$1,100,000	05903/0560	Improved	No
QUIT CLAIM DEED	8/1/2005	$100	05903/0559	Improved	No
WARRANTY DEED	9/1/1998	$900,000	03512/0291	Improved	No
SPECIAL WARRANTY DEED	4/1/1997	$230,000	03231/0971	Improved	No
CERTIFICATE OF TITLE	2/1/1997	$100	03191/1377	Improved	No
WARRANTY DEED	9/30/1994	$625,000	02834/1379	Improved	No
WARRANTY DEED	10/1/1989	$400,000	02120/1896	Improved	No
QUIT CLAIM DEED	1/1/1989	$100	02042/0411	Improved	No
WARRANTY DEED	2/1/1984	$455,000	01528/1859	Improved	No
WARRANTY DEED	7/1/1983	$465,000	01471/0039	Improved	Yes
WARRANTY DEED	1/1/1977	$12,000	01112/1279	Vacant	No
WARRANTY DEED	1/1/1976	$6,000	01097/0745	Vacant	No

Land

Units	Rate	Assessed	Market
1.19 Acres	$100,000/Acre	$119,000	$119,000

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1977/1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5744
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	$615,477
Assessed	$335,435

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
11868	1535 CARE PT: REROOF RESIDENTIAL-residential home [MC NEILS ORANGE VILLA]	$35,000		8/16/2024
03978	INSTALL FIRE SPRINKLERS/MAIN	$15,283		4/1/2003
07104	SUBDIVISION WALL	$8,000		8/1/1999
02103	10 X 12 SHED	$3,600		3/1/1999
06523	DRIVEWAY, WALKS, & PLUMBING	$10,000		9/1/1997
05477	6' BRD/BRD; ELECT; MECH	$5,900		8/1/1997
05729	1 15X20 & 1 15X32 ALUM ROOF	$5,850		8/1/1997
05629	SUPPRESSION SYSTEM	$1,160		8/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
COMM: ALUM SCREEN PORCH W/CONC FL	1997	434	$6,076	$3,646
COMM: ALUM SCREEN PORCH W/CONC FL	1997	224	$3,136	$1,882
COMMERCIAL CONCRETE DR 4 IN	1999	1100	$5,984	$3,590

Zoning

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

Political Representation

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

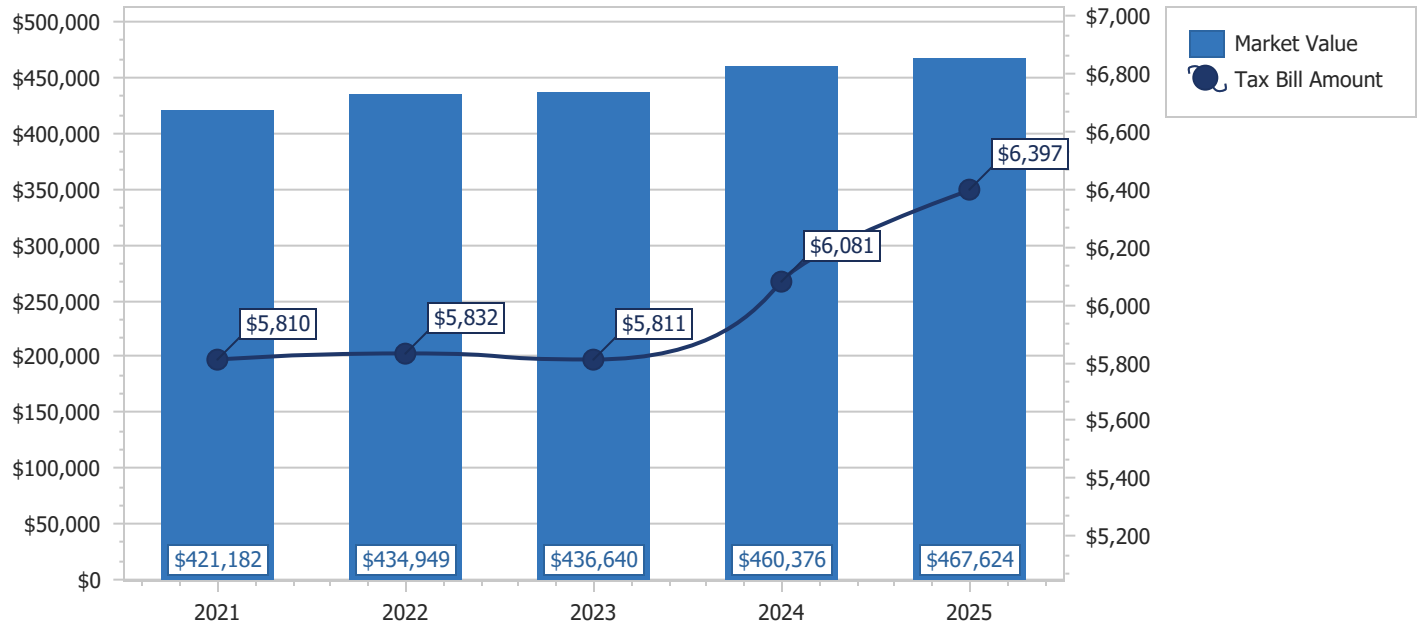
School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date:	1/12/2026 3:46:58 PM
Project:	26-80000004
Credit Card Number:	41**********9496
Authorization Number:	02068D
Transaction Number:	120126O17-7A7E800B-5FA3-4F78-96F0-E4F4B8D8316D
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	**CARE POINT - PRE-APPLICATION**	**PROJ #: 26-80000004**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/12/26	
RELATED NAMES:	EP RICK LOPEZ	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	17-21-29-5BG-0000-037B	
PROJECT DESCRIPTION	PROPOSED REZONE AND SUBDIVISION OF AN EXISTING ASSISTED LIVING FACILITY TO ADD TWO SINGLE FAMILY RESIDENTIAL LOTS ON 1.19 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF CARE PT AND MCNEIL RD	
NO OF ACRES	1.19	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF CARE PT AND MCNEIL RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
CORAZON BAGIYAO 1535 CARE POINT APOPKA FL 32703 (407) 883-0643 MARIN.COR@YAHOO.COM	RICK LOPEZ ALL AMERICAN HOMES LLC 1606 JEANETTE ST APOPKA FL 32712 (321) 303-5148 RIKMAR111@YAHOO.COM

Please be advised, these s 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 s are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the s 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.

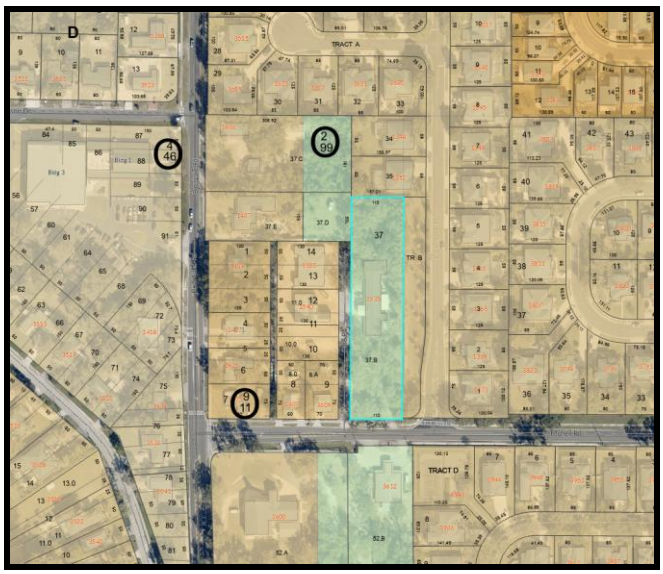
PROJECT MANAGERS

- The subject property has a Future Land Use of Low Density Residential with A-1 (Agriculture) zoning.

- If the Applicant plans to add a residential unit as an accessory to the existing Assisted Living Facility, the property must be rezoned to Planned Development (PD), and the property could not be subdivided since the home would be accessory to the facility.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT S

NO.	REVIEWED BY	TYPE	STATUS
1.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential: 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. Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; Based on this, the proposed residential use appears consistent with the LDR Future Land Use but will also need to meet the underlying zoning requirements.	Info Only
2.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
3.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
4.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed lot split at this time.	Info Only
5.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 4" PVC potable water main running along the west side of Care Pt for the southern lot and an 8" PVC potable water main running along the east side of Ballentyne Pl for the northern lot (there is a 5 ft wide utility easement along the north side of Tract B on the Ballentyne Plat (PB 57, PG 24) that could be used to run the water service line over).	Info Only
6.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any "readily available" sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.25 acre per lot (for lots using "a regulated public water system" such as County water). Additionally, per House Bill 1379, these OSTDS would	Info Only

		have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
7.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
8.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Environmental Services James Van Alstine	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
10.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these 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 s are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the s 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:	Info Only

		http://www.seminolecountyfl.gov/gm/	
11.	Planning and Development Annie Sillaway	The setbacks for the A-1 (Agriculture) zoning district are: Fifty (50) feet, Front Yard, Thirty (30) feet, Rear yard, Ten (10) feet, Side Yard.	Info Only
12.	Planning and Development Annie Sillaway	If the applicant plans to add a residential unit as an accessory to the existing Assisted Living Facility, the property must be rezoned to Planned Development (PD), and the property could not be subdivided since the home would be accessory to the facility.	Info Only
13.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
14.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24”x 36” in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
15.	Planning and Development Annie Sillaway	The Rezone to PD (Planned Development) would require a minimum of twenty-five (25) percent. Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and	Info Only

		undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.	
16.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
17.	Planning and Development Annie Sillaway	PLANNED DEVELOPMENT PROCESS 1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Step 3 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC..	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : 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
19.	Public Safety - Fire Marshal Matthew Maywald	Future building may require : 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
20.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

21.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
22.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
23.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
24.	Public Safety - Fire Marshal Matthew Maywald	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.	Info Only
25.	Public Works - Engineering Jim Potter	The Care Point right-of-way (ROW) is not to County Standard for development. It is only 25' wide. It is required to be 50'. If the lot is eligible for a legal lot split, then only 2 lots would be allowed. A minor plat or even full plat to get more than 2 lots would not be allowed without appropriate ROW to serve all lots.	Info Only
26.	Public Works - Engineering Jim Potter	If a lot split is allowed additional drainage would have to be provided for the new lot at the building permit process. A signed and sealed grading plan would be required at that time.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0109

Title:

ALAFAYA RESIDENTIALS - PRE-APPLICATION
Project Number: 26-80000006
Project Description: Proposed Rezone and Subdivision from R-1AA to R-1 for four single-family lots on 1.13 acres located on the west side of Alafaya Trl, south of Beasley Rd
Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)
Parcel ID: 27-21-31-505-0000-011C
BCC District: 1-Dallari
Applicant: Jorge Botero (407) 453-0037
Consultant: N/A

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

PROJ. #: 26-80000006
PM: Hilary
REC'D: 01/16/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** $50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT NAME: ALAFAYA RESIDENTIALS	
PARCEL ID #(S): 27-21-31-505-0000-011C	
TOTAL ACREAGE: 1.13	BCC DISTRICT: 1-Bob Dallari
ZONING: R-1AA	FUTURE LAND USE: LDR

NAME: JORGE BOTERO	COMPANY: BRICKS DEVELOPMENTS LLC	
ADDRESS: 3040 SALISBURY COVE		
CITY: OVIEDO	STATE: FLORIDA	ZIP: 32765
PHONE: (407) 453-0037	EMAIL: JORGE@BRICKSFL.COM	

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT

Brief description of proposed development: PROPOSED REZONE FROM R-1AA TO R-1 FOR FOUR SEPARATE LOTS ON 1.14 ACRES LOCATED ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD

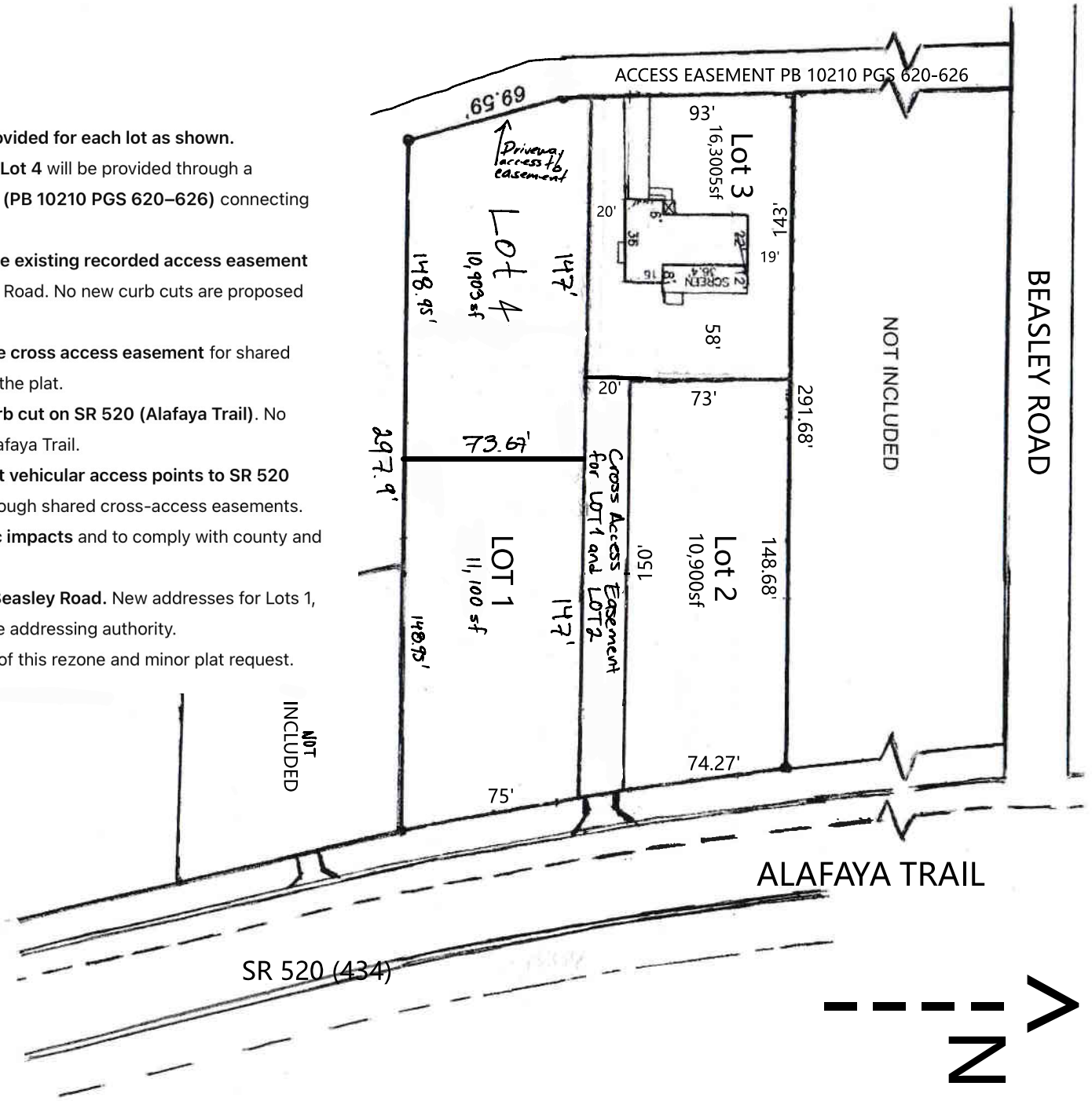
☒ **SUBDIVISION** ☒ **LAND USE AMENDMENT** ☒ **REZONE** ☒ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

COMMENTS DUE: 01/23	COM DOC DUE: 01/29	DRC MEETING: 02/04/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: R-1AA	FLU: LDR	LOCATION: on the west side of Alafaya Trl, south of Beasley Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 1: DALLARI	

REZONE AND MINOR PLAT REQUEST

NOTES:

1. **Per Requirement, 20′ road frontage is provided for each lot as shown.** Vehicular ingress and egress for **Lot 3 and Lot 4** will be provided through a **recorded 20-foot-wide access easement (PB 10210 PGS 620–626)** connecting to **Beasley Road**.
2. **Lot 3 and Lot 4 shall continue to utilize the existing recorded access easement** for vehicular ingress and egress to Beasley Road. No new curb cuts are proposed on Beasley Road.
3. **Lot 1 and Lot 2 shall utilize a 20-foot-wide cross access easement** for shared vehicular ingress and egress, as shown on the plat.
4. **Lot 1 and Lot 2 shall utilize an existing curb cut on SR 520 (Alafaya Trail)**. No additional curb cuts are proposed along Alafaya Trail.
5. The proposed configuration **reduces direct vehicular access points to SR 520 (Alafaya Trail)** by consolidating access through shared cross-access easements.
6. **Lot access is designed to minimize traffic impacts** and to comply with county and FDOT access management requirements.
7. **Lot 3 retains the existing address of 111 Beasley Road.** New addresses for Lots 1, 2, and 4 will be assigned by the appropriate addressing authority.
8. Areas labeled **"Not Included"** are not part of this rezone and minor plat request.



H&H SURVEY CONSULTANTS

0 30 60

1 inch = 60 ft.

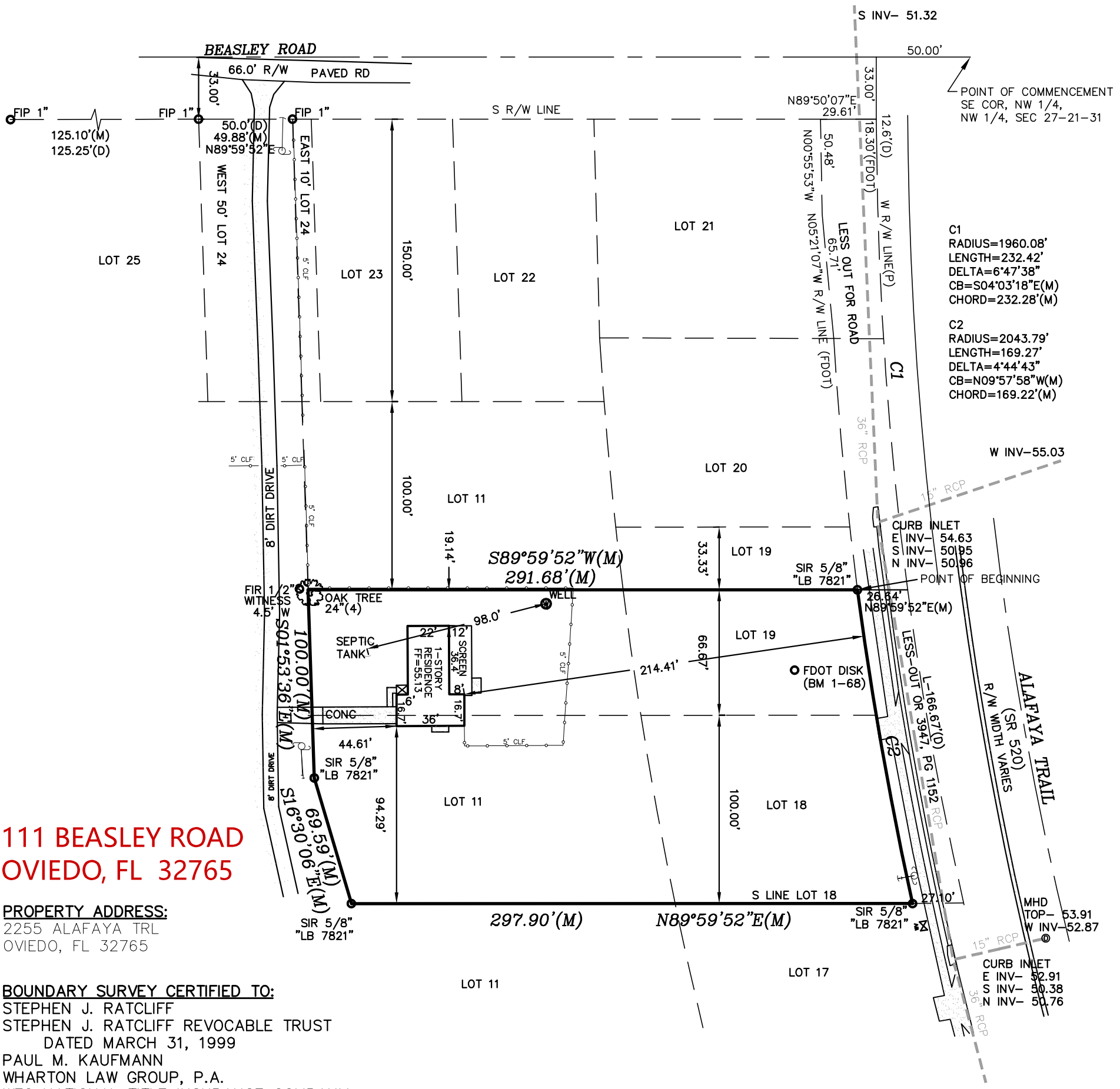
1"=60'

LEGAL DESCRIPTION

A PORTION OF ALAFAYA TRAIL SUBDVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST (CENTERLINE OF SR 520 AND CENTERLINE OF BEASLEY ROAD) RUN THENCE WITH CENTERLINE OF BEASLEY ROAD, WESTERLY 50 FEET, THENCE RUN SOUTHERLY 33 FEET, TO SOUTH R/W LINE OF BEASLEY ROAD, THENCE SOUTH WITH WEST R/W OF SR 520, 18.6 FEET, THENCE WITH WEST R/W IN ON A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08 FEET, THROUGH A CENTRAL ANGLE OF 6°47'38", FOR A CURVE DISTANCE OF 232.42 FEET TO THE NORTH LINE OF THE SOUTH 1/3 OF LOT 19, ALAFAYA TRAIL SUBDVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°59'52" WEST, ALONG SAID NORTH LINE, 26.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'52" WEST 291.68 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10 FEET OF LOT 24, SAID ALAFAYA TRAIL SUBDVISION; THENCE RUN SOUTH 01°53'36" EAST, ALONG SAID LINE, 100.00 FEET; THENCE RUN SOUTH 16°30'06" EAST, 69.59 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18, SAID ALAFAYA TRAIL SUBDVISION; THENCE RUN NORTH 89°59'52" EAST, 297.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL (SR 520) BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2043.79 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°44'43", FOR AN ARC DISTANCE OF 169.27 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 9°57'58" WEST, 169.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 49,812 SQUARE FEET, (1.14 ACRES), MORE OR LESS.



111 BEASLEY ROAD
OVIEDO, FL 32765

PROPERTY ADDRESS:
2255 ALAFAYA TRL
OVIEDO, FL 32765

BOUNDARY SURVEY CERTIFIED TO:
STEPHEN J. RATCLIFF
STEPHEN J. RATCLIFF REVOCABLE TRUST
DATED MARCH 31, 1999
PAUL M. KAUFMANN
WHARTON LAW GROUP, P.A.
WFG NATIONAL TITLE INSURANCE COMPANY

LEGEND & ABBREVIATIONS

FIR	=	FOUND IRON ROD
FIP	=	FOUND IRON PIPE
N/D	=	NAIL & DISK
SIR	=	SET IRON ROD
CMON	=	CONCRETE MONUMENT
PSM	=	PROFESSIONAL SURVEYOR & MAPPER
LB	=	LICENSED BUSINESS
CB	=	CHORD BEARING
R/W	=	RIGHT OF WAY
FDOT	=	FLORIDA DEPT OF TRANSPORTATION
CONC	=	CONCRETE
COV	=	COVERED
A/C	=	AIR CONDITIONER
WV	=	WATER VALVE
RCP	=	REINFORCED CONCRETE PIPE
CLF	=	CHAIN LINK FENCE
OR	=	OFFICIAL RECORDS (BOOK)
PG	=	PAGE
(P)	=	PLAT DIMENSION
(M)	=	FIELD MEASURED
℄	=	CENTERLINE
WM	=	WATER METER
	=	POWER POLE

SURVEYOR'S NOTES:

1. BASIS OF BEARING – THE SOUTH LINE OF LOT 18, ALAFAYA TRAIL SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N88°50'00"E, PER PLAT.

2. DATE OF FIELD SURVEY: JUNE 5, 2019; RECALC PROPERTY AND RE-WRITE LEGAL DESCRIPTION 10/11/19; UPDATE SITE VISIT 3/25/21

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.

4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.

5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.

6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12117C0190F, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.

7. SURVEY FILE NUMBER: 21-03-042 (19-05-062)

8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) SPECIFICALLY TO FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TTVL, SNFD AND ORL1.

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This item has been electronically signed and sealed by Faun M. Hoffmeier, PSM on [Date/Time Stamp shown] using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FAUN M. HOFFMEIER, P.S.M., LS 6552
H&H SURVEY CONSULTANTS, LLC LB 7821

Faun Hoffmeier
Digitally signed by Faun Hoffmeier
Date: 2021.03.25 14:56:52 -04'00'

Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **27-21-31-505-0000-011C**
Property Address: **111 BEASLEY RD OVIEDO, FL 32765**
Owners: **KAUFMANN, PAUL; STEPHEN J RATCLIFF REV TRUST**

2026 Market Value $328,734 Assessed Value $328,734 Taxable Value $328,734

2025 Tax Bill $4,502.69

The 2 Bed/2 Bath Single Family property is 1,013 SF and a lot size of 1.13 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	27-21-31-505-0000-011C
Property Address	111 BEASLEY RD OVIEDO, FL 32765
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-6582
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
		1
Depreciated Building Value	$137,005	$138,739
Land Value (Market)	$187,829	$187,829
Just/Market Value	$328,734	$329,168
Save Our Homes Adjustment/Maximum Portability	$0	$0
P&G Adjustment	$0	$0

2025 Certified Tax SummaryA

	$4,502.69
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

KAUFMANN, PAUL - Tenants in Common :50
STEPHEN J RATCLIFF REV TRUST - Tenants in Common :50

Legal DescriptionA

BEG SE COR LOT 18 RUN W 325 FT N 19 DEG 20 MIN W 64.6 FT N 100 FT E 169.6 FT N 5.67 FT E 150 FT SLY ON WLY R/W S R 520 166.67 FT TO BEG (LESS RD) ALAFAYA TRAIL SUBD PB 10 PG 96

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$328,734	$0	$328,734
Schools	$328,734	$0	$328,734
FIRE	$328,734	$0	$328,734
ROAD DISTRICT	$328,734	$0	$328,734
SJWM(Saint Johns Water Management)	$328,734	$0	$328,734

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/31/2021	$325,000	09894/0185	Improved	Yes
QUIT CLAIM DEED	6/15/2020	$100	09635/0847	Improved	No
WARRANTY DEED	2/1/1993	$100	02544/1177	Improved	No
WARRANTY DEED	2/1/1992	$24,900	02421/0952	Improved	No
QUIT CLAIM DEED	2/1/1992	$100	02421/0951	Improved	No

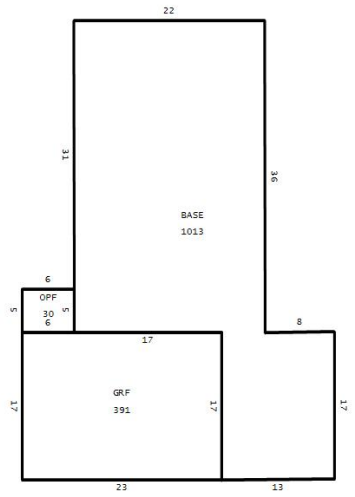
LandA

Units	Rate	Assessed	Market
166 feet X 307 feet	$775/Front Foot	$187,829	$187,829

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft²)	1013
Total Area (ft²)	1434
Constuction	CONC BLOCK
Replacement Cost	$173,424
Assessed	$137,005

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
GARAGE FINISHED	391
OPEN PORCH FINISHED	30

PermitsA

Permit #	Description	Value	CO Date	Permit Date
17747	111 BEASLEY RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [ALAFAYA TRAIL SUBD]	$7,620		10/21/2022
07952	2255 ALAFAYA TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY HOME [ALAFAYA TRAIL SUBD]	$4,875		5/12/2021
14953	2255 ALAFAYA TRL: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [ALAFAYA TRAIL SUBD]	$6,600		9/20/2020

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1984	1	$3,000	$1,800
SCREEN PATIO 1	1987	1	$3,500	$2,100

ZoningA

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

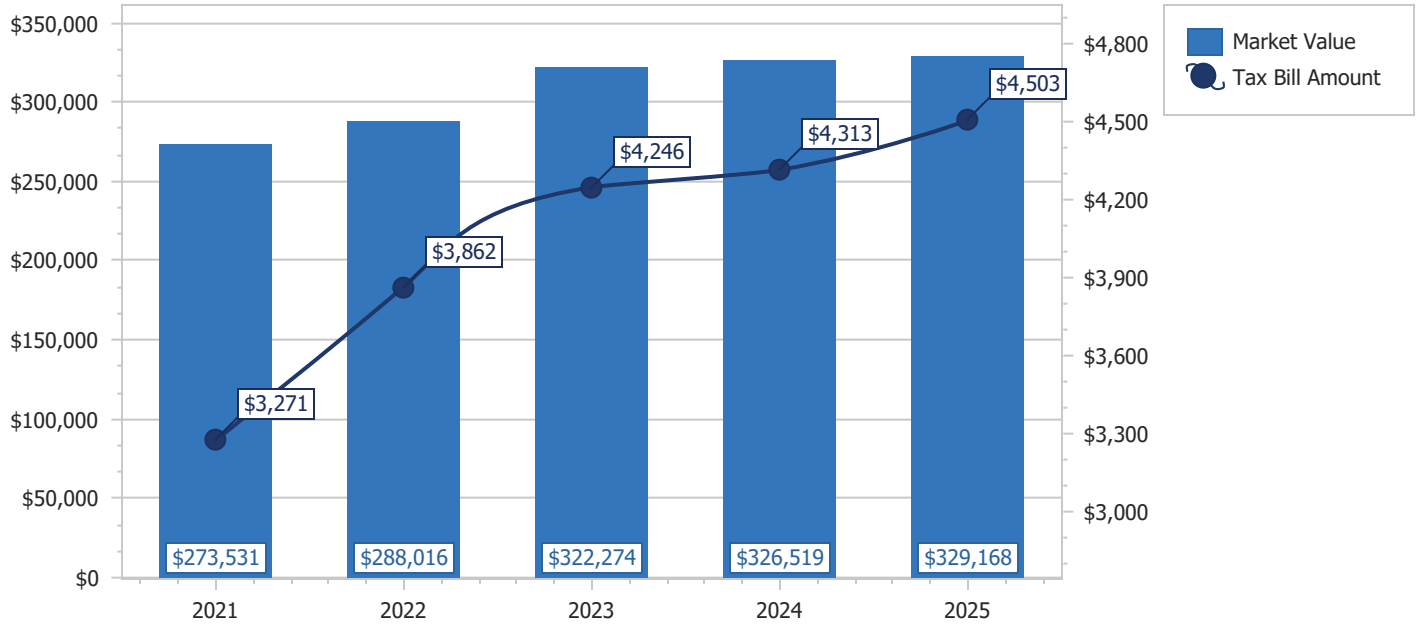
Political RepresentationA

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 74

UtilitiesA

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 HistoryA



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

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

Receipt Details

Date:	1/16/2026 4:02:28 PM
Project:	26-80000006
Credit Card Number:	55**********0197
Authorization Number:	01618Q
Transaction Number:	160126C1C-36B6029B-2C9A-4B67-A49D-D524C9B65E58
Total Fees Paid:	52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, January 30, 2026, in order to place you on the Wednesday, February 4, 2026 meeting agenda.

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

The DRC Agenda can be found here.

PROJECT NAME:	**ALAFAYA RESIDENTIALS - PRE-APPLICATION**	**PROJ #: 26-80000006**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/20/26	
RELATED NAMES:	EP JORGE BOTERO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	27-21-31-505-0000-011C	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1AA TO R-1 AND SUBDIVISION FOR FOUR SINGLE-FAMILY RESIDENTIAL LOTS	
NO OF ACRES	1.13	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	R-1AA	
LOCATION	WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
JORGE BOTERO BRICKS DEVELOPMENT LLC 3040 SALISBURY CV OVIEDO FL 32765 (407) 453-0037 JORGE@BRICKSFL.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.

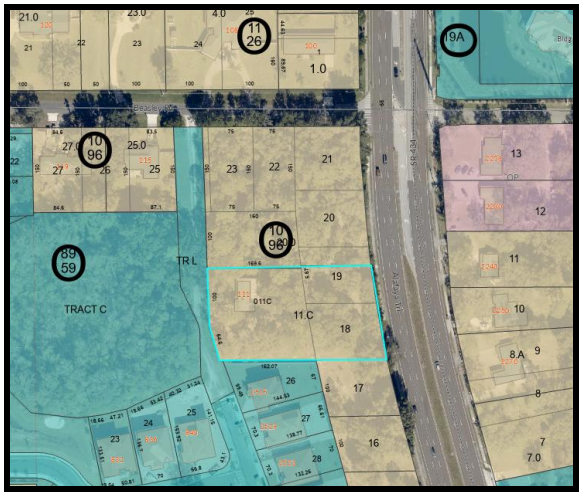
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Low Density Residential and has a zoning designation of R-1AA (Single-Family Dwelling).

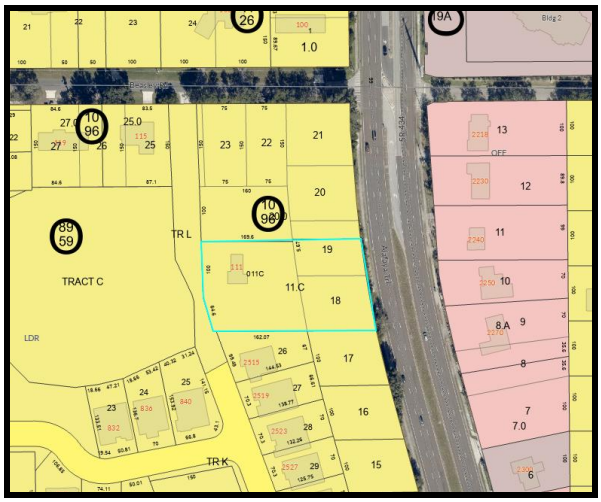
- Staff may support a Rezone to R-1 (Single-Family Dwelling) zoning district.

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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of Rezone.
4	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
7	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
8	Building Division	- Standard permitting will apply for the construction of any building, and/ or structure. - Each separate parcel, and separate building and/ or stand-alone structure will require a separate permit.

9	Comprehensive Planning	Site has a Future Land Use of LDR. Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.
10	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.
11	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.
12	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.
13	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 20" PVC force main running along the east side of Alafaya Trail.
14	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but if they do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.
15	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area but are not required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.
16	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.

17	Environmental Services	Please revise the depicted cross access easement for Lot 1 and Lot 2 to also be a utility easement so that all four proposed lots have utility access to Alafaya Trail.
18	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential and has a zoning designation of R-1AA (Single-Family Dwelling).
19	Planning and Development	The building setbacks for the proposed R-1 zoning district are: Front - 25 feet Side yard - 7.5 feet Rear - 30 feet The minimum lot size is 8,400 square feet and minimum lot width requirement is 70 feet.
20	Planning and Development	Staff may support a Rezone to R-1 (Single-Family Dwelling) zoning district. A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission (P&Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting. If the Minor Plat criteria below cannot be met, a full Subdivision would be required to subdivide the lot. Sec. 35.122 - Minor plat approval; criteria. (1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and (2) Each created lot shall have a minimum lot frontage of twenty feet (20'). (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law. **Step 1 Rezone** Requires a recommendation from P&Z and final decision by the BCC. **Step 2 Minor Plat or Preliminary Subdivision Plan (PSP)** (if Minor Plat criteria cannot be met) If the property is being subdivided, a PSP must be submitted for technical review and approval by P&Z. If subdivision of the subject site is not being proposed, this step may be skipped. **Step 3 Site Plan/Final Engineering** (if Minor Plat criteria cannot be met) Approval of the plans reviewed administratively **Step 4 Final Plat** (if Minor Plat criteria cannot be met) If the property is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the BCC as a consent agenda item.

21	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
22	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.
23	Planning and Development	A School Concurrency Application must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us.
24	Planning and Development	The parking requirement for residential units that are 1,000 square feet or greater is: 2 parking spaces for every dwelling unit. 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
25	Planning and Development	The maximum allowable building height is 35 feet.
26	Planning and Development	Newly created Lot 4 shown on the proposed plan is not permitted to be subdivided from an access easement because it is located within the urban area. The applicant is permitted to create no more than three (3) lots with direct access from Alafaya Trail, which is a County Standard road.
27	Planning and Development	An update to the Seminole County Land Development Code will be presented to the Board of County Commissioners in March. The update includes a proposed new section within the Subdivision regulations that would allow Alternative Design Standards, permitting reduced lot widths in exchange for providing twenty (20) percent open space. This provision would apply only to the R-1B, R-1, R-1A, and R-1AA zoning districts. The proposed minimum lot widths are 70 feet for R-1AA and 50 feet for R-1A, R-1, and R-1B.

28	Planning and Development	If the lots will be on septic (and connected to potable water), the smallest lot size allowed by the Health Department is 1/4 acre per lot. There may be a variance offered by the Health Department for this process. Please contact the Health Department prior to submitting a formal application regarding the septic requirements
29	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
30	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.
31	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
33	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
34	Public Safety - Fire Marshal	Future building shall require : 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
35	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
36	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2
37	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1

39	Public Safety - Fire Marshal	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.
40	Public Works - Engineering	A minor plat would not be able to be done as shown as all proposed lots are not off a public right-of-way (ROW) to County Standards. Each lot is required to have a minimum 20' property frontage on the public ROW. The access easement is not sufficient for the splitting of the lot. As proposed only 3 lots would be allowed.
41	Public Works - Engineering	Drainage for each lot will have to be addressed. If a minor plat is done, then a lot-by-lot drainage plan would be required at building permit. If it is platted, then a common retention pond would be required.
42	Public Works - Engineering	Only one common driveway would be allowed onto Alafaya trail.
43	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:
https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml

Development Services:
http://www.seminolecountyfl.gov/departments-services/development-services/

Seminole County Property Appraiser Maps:
https://map.scpafl.org/

Seminole County Wetland Information:
http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml

Wekiva Consistency form:
https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf

FEMA LOMR (Letter of Map Revision):
www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	**FDOT**		www.dot.state.fl.us
Florida Dept of Enviro Protection	**FDEP**	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	**SJRWMD**	(407) 659-4800	www.sjrwmd.com
Health Department	**Septic**	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu