



# **SEMINOLE COUNTY, FLORIDA**

## **Development Review Committee**

### **Meeting Agenda**

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**Wednesday, November 29, 2023**

**9:00 AM**

**Room 3024 or hybrid zoom option**

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**This meeting will be held In-Person. The public may email [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) to request a Zoom link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.**

#### **DRC**

**9:00AM (IN PERSON) THERMOTANE PROPANE - SITE PLAN**

**[2023-1250](#)**

**Project Number:** 23-06000055

**Project Description:** Proposed Site Plan to expand existing propane facility on 2.43 acres in the M-1 Zoning District located on the east side of Sipes Ave, south of Celery Ave

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

**Parcel ID:** 33-19-31-300-0320-0000

**BCC District:** 5-Herr

**Applicant:** Santos Medina (863) 800-3046

**Consultant:** N/A

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

#### **PRE- APPLICATIONS**

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

**CARROLL CADILLAC - SITE PLAN**[2023-1249](#)**Project Number:** 23-06000064**Project Description:** Proposed Site Plan for a new two-story building and site improvements on 24.96 acres in the PD Zoning District located on the east side of N Oregon St, north of SR 46**Project Manager:** Mary Robinson (407) 665-7339  
(mrobinson02@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0070-0000**BCC District:** 5-Herr**Applicant:** Major Stacy (407) 636-3221**Consultant:** Major Stacy (407) 636-3221**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**TIRE SHOP - PRE-APPLICATION**[2023-1251](#)**Project Number:** 23-80000146**Project Description:** Proposed Special Exception for a car repair shop on 0.16 acres in the C-2 Zoning District located on the north side of SR 436, west of SR 434**Project Manager:** Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)**Parcel ID:** 17-21-29-501-0C00-010A**BCC District:** 3-Constantine**Applicant:** Eileen Ramos (407) 491-2601**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COLEMAN COMPLEX - PRE-APPLICATION**[2023-1252](#)**Project Number:** 23-80000147**Project Description:** Proposed Rezone to demolish a structure to build a professional office and restaurant on 0.34 acres in the R-1 Zoning District located on the east side of Ronald Reagan Blvd, north of E Altamonte Springs Dr**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-30-509-0A00-0020**BCC District:** 4-Lockhart**Applicant:** Charlie Coleman (407) 925-7886**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-1250**

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### **Title:**

**9:00AM (IN PERSON) THERMOTANE PROPANE - SITE PLAN**

**Project Number:** 23-06000055

**Project Description:** Proposed Site Plan to expand existing propane facility on 2.43 acres in the M-1 Zoning District located on the east side of Sipes Ave, south of Celery Ave

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

**Parcel ID:** 33-19-31-300-0320-0000

**BCC District:** 5-Herr

**Applicant:** Santos Medina (863) 800-3046

**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. #: 23-06000055

Received: 9/25/23 Paid: 10/25/23

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> <b>DREDGE &amp; FILL</b>	\$750.00
<input type="checkbox"/> <b>FILL ONLY</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

### PROJECT

PROJECT NAME:			
PARCEL ID #(S):			
DESCRIPTION OF PROJECT:			
EXISTING USE(S):		PROPOSED USE(S):	
ZONING:	FUTURE LAND USE:	TOTAL ACREAGE:	BCC DISTRICT: 5: Herr
WATER PROVIDER:		SEWER PROVIDER: / City of Sanford	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
<b>SITE PLAN FORMULA</b> (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: _____		NEW BUILDING AREA: _____ TOTAL: _____	
EXISTING PAVEMENT AREA: _____		NEW PAVEMENT AREA: _____ TOTAL: _____	
TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA _____ / 1,000 = _____) x \$25 + \$2,500 = <b>FEE DUE:</b> _____			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE			
<b>EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50</b>			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			



**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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

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

VESTING:

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TEST NOTICE:

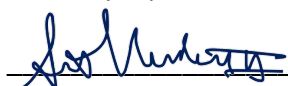
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- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation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

- ☐ Not applicable

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

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



SIGNATURE OF AUTHORIZED APPLICANT

DATE

Subject: Agent Authorization  
Project: Thermotane Propane-Sanford Facility  
Parcel Id: 33-19-31-300-0320-0000  
Folio #:

To whom It may Concern:

I, Chandler Robertson of Thermotane Propane LLC. hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

[Signature]  
Owner's Signature

8-10-23  
Date

P.O. Box 635 Sanford Florida 32772  
Address

407-322-5854  
Phone Number

crobertson@thermotane.com  
E-mail address

State of FL  
County of Orange

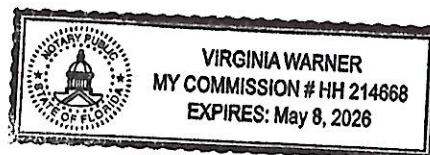
The foregoing instrument was acknowledged before me this 10 day of Aug 2023

by Chandler Robertson who is personally known to me or who has produced personally known as identification.

Virginia Warner  
(Notary Signature)

Notary Stamp

My Commission expires: May 8, 2026



Subject: Agent Authorization  
Project: Thermotane Propane-Sanford Facility  
Parcel Id: 33-19-31-300-0330-0000  
Folio #:

To whom It may Concern:

I, Chandler Robertson of Sipes Propane LLC. hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

CR  
Owner's Signature

8-10-23  
Date

P.O. Box 635 Sanford Florida 32772  
Address

407-322-5854  
Phone Number

crobertson@thermotane.com  
E-mail address

State of FL  
County of Orange

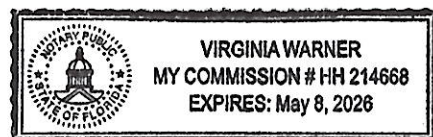
The foregoing instrument was acknowledged before me this 10 day of Aug 2023

by Chandler Robertson who is personally known to me or who has produced personally known as identification.

Virginia Warner  
(Notary Signature)

Notary Stamp

My Commission expires: May 8, 2026





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

## Detail by Entity Name

Florida Limited Liability Company

**THERMOTANE PROPANE, LLC**

### Filing Information

**Document Number** L15000041387  
**FEI/EIN Number** 59-0585327  
**Date Filed** 03/06/2015  
**Effective Date** 03/26/1947  
**State** FL  
**Status** ACTIVE  
**Last Event** CONVERSION  
**Event Date Filed** 03/06/2015  
**Event Effective Date** NONE

### Principal Address

414 WEST 9TH STREET  
 SANFORD, FL 32771

### Mailing Address

po box 635  
 SANFORD, FL 32772

Changed: 03/06/2017

### Registered Agent Name & Address

**Robertson, Chandler J**

414 WEST 9TH STREET  
 SANFORD, FL 32771

Name Changed: 02/02/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title AMGR

ROBERTSON, CLYDE H, JR.  
 414 WEST 9TH STREET  
 SANFORD, FL 32771

Title MGR

ROBERTSON, CHANDLER J  
414 WEST 9TH STREET  
SANFORD, FL 32771

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/26/2021
2022	02/07/2022
2023	04/06/2023

#### **Document Images**

<a href="#">04/06/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/26/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/28/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/08/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/02/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2015 -- Florida Limited Liability</a>	View image in PDF format

# Property Record Card

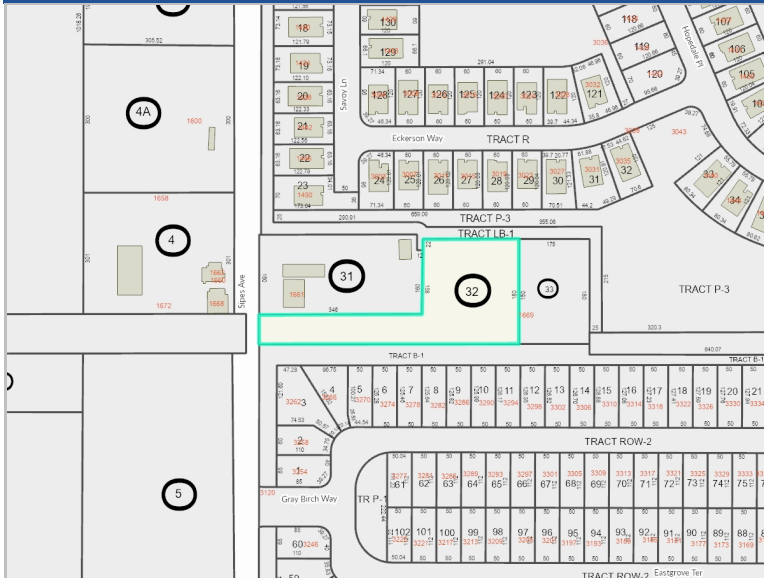


**Parcel** 33-19-31-300-0320-0000

**Property Address** SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2023 Working Values	2022 Certified Values
<b>Parcel</b>	33-19-31-300-0320-0000		
<b>Owner(s)</b>	THERMOTANE PROPANE LLC		
<b>Property Address</b>	SANFORD, FL 32771		
<b>Mailing</b>	PO BOX 635 SANFORD, FL 32772-0635		
<b>Subdivision Name</b>			
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	40-VAC INDUSTRIAL GENERAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$122,882	\$118,010
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$122,882	\$118,010
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Amendment 1 Adj</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$122,882	\$118,010

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$1,582.29</b>
<b>2022 Tax Bill Amount</b>	<b>\$1,582.29</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 19S RGE 31E  
E 175 FT OF W 521 FT OF S 205 FT OF  
NW 1/4 OF NW 1/4 (LESS N 22 FT OF W  
12 FT) & W 521 FT OF ABANDONED ACL  
RR R/Y

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$122,882	\$0	\$122,882
SJWM(Saint Johns Water Management)	\$122,882	\$0	\$122,882
FIRE	\$122,882	\$0	\$122,882
COUNTY GENERAL FUND	\$122,882	\$0	\$122,882
Schools	\$122,882	\$0	\$122,882

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/01/1982	01385	0333	\$4,000	No	Vacant
WARRANTY DEED	01/01/1976	01083	0967	\$11,500	Yes	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			67666	\$2.27	\$122,882

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

School Information		
Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole



# Property Record Card

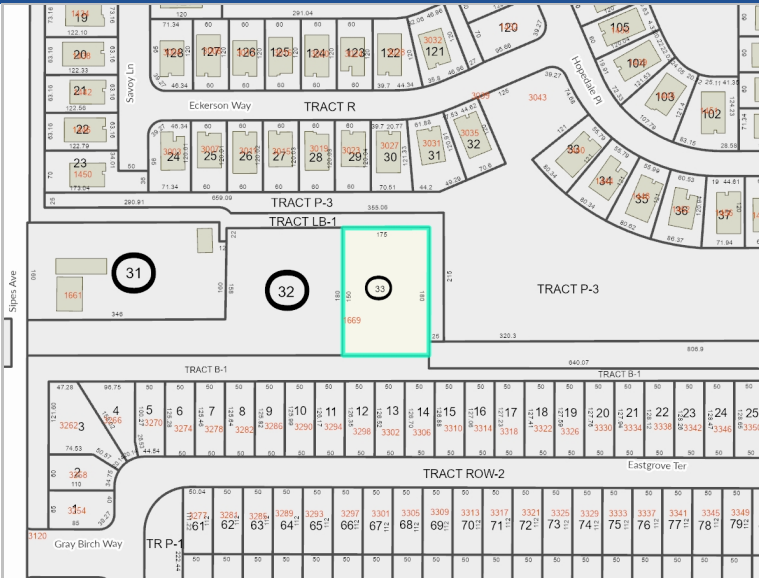


**Parcel** 33-19-31-300-0330-0000

**Property Address** 1669 SIPES AVE SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2023 Working Values	2022 Certified Values
<b>Parcel</b>	33-19-31-300-0330-0000		
<b>Owner(s)</b>	SIPES PROPANE LLC		
<b>Property Address</b>	1669 SIPES AVE SANFORD, FL 32771		
<b>Mailing</b>	PO BOX 635 SANFORD, FL 32772-0635		
<b>Subdivision Name</b>			
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	4013-VAC INDUST W/SITE IMPROVEMENTS		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>		\$4,027	\$3,641
<b>Land Value (Market)</b>		\$74,485	\$71,531
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$78,512	\$75,172
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Amendment 1 Adj</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$78,512	\$75,172

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$1,007.91</b>
<b>2022 Tax Bill Amount</b>	<b>\$1,007.91</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 19S RGE 31E  
BEG 521 FT E & 1118.56 FT S OF NW  
COR RUN S 150 FT E 146.5 FT S 40 FT  
E 28.5 FT N 190 FT W 175 FT TO BEG  
& E 175 FT OF W 696 FT OF ABANDONED  
ACL RR R/Y



## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$78,512	\$0	\$78,512
SJWM(Saint Johns Water Management)	\$78,512	\$0	\$78,512
FIRE	\$78,512	\$0	\$78,512
COUNTY GENERAL FUND	\$78,512	\$0	\$78,512
Schools	\$78,512	\$0	\$78,512

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/07/2022	10367	1273	\$100	No	Improved
WARRANTY DEED	02/01/1982	01385	0333	\$4,000	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			43750	\$2.27	\$74,485

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10726	1669 SIPES AVE: GENERATOR-Gas Company	County	\$5,000		9/11/2019
18917	1669 SIPES AVE: FENCE/WALL COMMERCIAL-Existing Propane Supplier-replace fence	County	\$19,000		2/23/2023

## Extra Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1979	738	\$2,999	\$7,498
COMM: CARPORT	01/01/2015	225	\$1,028	\$1,512

## Zoning

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

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

## School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 10/25/2023 1:06:55 PM  
**Project:** 23-06000055  
**Credit Card Number:** 37\*\*\*\*\*3008  
**Authorization Number:** 224211  
**Transaction Number:** 251023C2B-270681A6-1DD3-4256-ACE6-039E3B514515  
**Total Fees Paid:** 3649.74

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	60.99
SITE PLAN	3588.75
Total Amount	3649.74

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>THERMOTANE PROPANE - SITE PLAN</b>	<b>PROJ #: 23-06000055</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/25/23	
RELATED NAMES:	EP SAM MEDINA	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	33-19-31-300-0320-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND EXISTING PROPANE FACILITY ON 2.43 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF SIPES AVE, SOUTH OF CELERY AVE	
NO OF ACRES	2.43	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF SIPES AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE-	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SANTOS "SAM" MEDINA SLOAN ENGINEERING GROUP INC PO BOX 253 BARTOW FL 33831 (863) 800-3046 KMCBEE@SLOANEG.COM	N/A	

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

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

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

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

#### AGENCY/DEPARTMENT COMMENTS

	REVIEWER	COMMENT	STATUS
1.	Buffers and CPTED	Please show screening measures for the outdoor storage of propane tanks per Per Sec. 30.1288. - Nuisance buffer yards	Not Met
2.	Buffers and CPTED	Per Sec. 30.1292. - Parking Lot Landscaping: A total planting area of 30 square feet per parking space shall be required for any parking area exceeding five 5 spaces. Tree planting islands shall be a minimum of 100 square feet in size and 8 feet in width and consist of 1 canopy tree or 2 understory trees per 200 square feet of planting area. Please revise to show compliance and add the calculation to the landscape plan.	Not Met
3.	Buffers and CPTED	Include any proposed buffers in the site characteristics section on the overall site plan.	Not Met
4.	Buffers and CPTED	Dimension landscape buffer widths on the overall site plan and landscape plan.	Not Met
5.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Not Met
6.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Informational
7.	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Informational
8.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational
9.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
10.	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024.	Informational

11.	Natural Resources	Please identify the 9 trees labeled as "unknown" to the species.	Not Met
12.	Natural Resources	Removing the tree labeled unknown that is next to the oak may cause problems for the oak. The root systems are likely intertwined. Staff recommends either keeping both trees or removing both trees.	Not Met
13.	Natural Resources	If the applicant would like to further discuss trees and landscaping, a site visit with Sarah Harttung may be scheduled by emailing sharttung@seminolecountyfl.gov or by calling 407-665-7391.	Not Met
14.	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. Palms are not counted for tree replacement requirements. SCLDC 60.22(f)	Not Met
15.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
16.	Natural Resources	Staff recommends the use of orange snow fencing for tree protection. Please amend the tree protection detail on sheet 014 C800. Please do not use barbed wire for tree protection.	Not Met
17.	Natural Resources	Please amend note 11 on sheet 015 C801 to: "All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. SCLDC 60.23(c)"	Not Met
18.	Natural Resources	No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b)	Not Met
19.	Planning and Development	Please provide a line segment symbol legend on the Site Plan sheet.	Not Met
20.	Planning and Development	Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow.	Not Met
21.	Planning and Development	All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Not Met

22.	Planning and Development	On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to cut off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles. SCLDC Sec. 30.1234. Please demonstrate compliance.	Not Met
23.	Planning and Development	On Site Plan sheet please provide the future land use, zoning, and parcel number for all contiguous properties.	Not Met
24.	Planning and Development	On Site Plan sheet under "Parcel Information" table please add the following: Maximum Allowable Floor Area Ratio = 0.65 Proposed Floor Area Ratio = ? Minimum Required Open Space = 25% Provided Open Space = ?	Not Met
25.	Planning and Development	On Site Plan sheet under "Parcel Information" table please provide the following: Provide square footage and number of stories for each building with use of building.	Not Met
26.	Planning and Development	The parking ratio requirement for office is 1 space per 200 sq ft of gross floor area. The parking ratio requirement for warehouse storage is 1 space per 1,000 sq ft plus 1 space for each 2 employees on the largest shift. Please amend "Parking Statistics" on Site Plan sheet accordingly.	Not Met
27.	Planning and Development	The Planning Division Manager may approve a maximum reduction of one (1) parking space or five (5) percent of the total number of parking spaces required, whichever is greater, when such reduction would protect and encourage the preservation of large canopy, specimen or historic trees, or significant areas of existing native vegetation. Please provide a short narrative on Site Plan sheet to demonstrate why a parking reduction up to five (5) percent of the total number of parking spaces may be granted.	Not Met
28.	Planning and Development	Please dimension each building perimeter line.	Not Met
29.	Planning and Development	Please add a note under parking calculation breakdown as follows: The minimum required parking stall size is 10 feet X 20 feet.	Not Met
30.	Planning and Development	Under the "Development Statistics" table on the Site Plan sheet please add the open space calculation breakdown.	Not Met
31.	Planning and Development	Please add the following notes to the Site Plan sheet: All outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. Outdoor Lighting will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. Dumpster will	Not Met

		require a separate permit.	
32.	Planning and Development	Please add the legal description of both parcels to the cover sheet.	Not Met
33.	Planning and Development	Please add a detail of the dumpster enclosure.	Not Met
34.	Planning and Development	The irrigation does not extend along the east perimeter where landscaping is proposed, please extend to provide irrigation.	Not Met
35.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
36.	Public Safety - Addressing	(Prior to Building Permit Submittal- Approved sites are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected.	Informational
37.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, sign, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
38.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
39.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
40.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) There's an existing address for the properties, parcel 33-19-31-300-0320-0000 & 33-19-31-300-0330-0000 address 1669 Sipes Ave Sanford, FL 32771. This address may be retained for proposed Building 1. A separate address is not necessary to be assigned to proposed Building 2, since it will be storage only.	Informational

41.	Public Safety - Addressing	Address and applicable fee will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Informational
42.	Public Safety - Addressing	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506 or visit <a href="http://www.scpafl.org">www.scpafl.org</a> ; Downloads/Real Property/Split or Combine Property -Form. (Addressing Policy)	Informational
43.	Public Safety - Addressing	Will the proposed Building 1 be single or multi-tenant? Will proposed Building 2 be storage only?	Not Met
44.	Public Safety - Addressing	Please remove 7139 Sipes Ave from the plan page C100 - Cover Sheet. This is not a valid address.	Not Met
45.	Public Safety - Fire Marshal	Please provide or Label the Location of Point of Service (Backflow Preventer and/or Post Indicating valves) and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, chapter 18)	Not Met
46.	Public Safety - Fire Marshal	Crush Concrete Driveway Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons.	Not Met
47.	Public Safety - Fire Marshal	Provide NO PARKING Signage and yellow stripping for all fire department appliances, FDCs, fire hydrants and fire department lanes designated for FD turning areas shall be provided in accordance with NFPA 1, 18.2.3.6.3 (2018)(FFPC 7th)	Not Met
48.	Public Safety - Fire Marshal	C500 indicates a "Know Box" is this a knox box keyed to SC for a manual gate? Provide a gate with Fire Department Padlock for manual gates or Fire department SOS for Electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018 edition).	Not Met
49.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications shall be provided (Section 18.2.3.5.3. NFPA 1) Notate this Fire Truck Parameters on plan: 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.	Not Met



50.	Public Safety - Fire Marshal	Separate permit and review shall be provided for any fire protection system work and separate permit for the fuel tank installation.	Not Met
51.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
52.	Public Works - Engineering	The access driveway is 40'. The driveway cannot be over 24'. Please revise the entrance to be no wider than 24' unless a wider turning movement is required for a specific truck. If the entrance radii need to be widened would be ok. The driveway is required to be asphalt or concrete. if needed the driveway can be split closer to the main site. Crushed concrete causes a lot of dust. Please either pave, concrete for the main drive aisles. The use of washed #57 stone may be considered for the propane yard. Please revise all.	Not Met
53.	Public Works - Engineering	All drainage from the impervious, and crushed concrete and as much pervious area as possible is required to be collected and routed to the pond. Please revise the drainage design to better accomplish this. This includes the entrance road and a portion of the north side of the site. Provide piped or swale collection. Please adjust drainage calculations as well.	Not Met
54.	Public Works - Engineering	The minimum pipe size accepted by the County is 15". A smaller pipe can be used only if shown hydraulically able to handle the flows and not part of the main drainage collection system. Please note that a yard drain on a downspout pipe is not recommended. Water will leave the yard drain more than go in because of the head pressure of the downspout. Please provide hydraulic analysis for the collection system. Please remove the yard drain from the downspout system. Please provide 10" minimum pipe.	Not Met
55.	Public Works - Engineering	The ponds are required to be fenced if the side slope is steeper than 4 to 1. This is still required even for a secured area.	Not Met
56.	Public Works - Engineering	There is required to be permanent erosion protection for the flumes into the pond.	Not Met
57.	Public Works - Engineering	Please provide a copy of the signed and sealed Geotechnical report as a separate document.	Not Met
58.	Public Works - Engineering	Staff does not agree with the permanent pool volume for ponds 100 and 200. How is the permanent pool elevation greater than the elevation of the control? Also knowing the soils in the area, the water table can be 4' to 5' different between the low and the high. For Pond 100 the majority of the pond is elevation 17'. only a very small area is elevation 16'. Show a more accurate volume of each foot elevation. Similar for pond 200. The pond is 3' deep and the area at the top is 0.050. If the pond was vertical and over 4' deep would not be 0.213 Ac-ft. Revise accordingly.	Not Met
59.	Public Works -	Verify the orifice for the ponds 100 and 200. The minimum	Not Met

	Engineering	Diameter is 2.75". The table shows 0.85" and 1". If the calculations are based on 2.75" then show that in the calculations.	
60.	Public Works - Engineering	Wet ponds cannot typically meet nutrient loading for impaired water bodies without additional dry or other treatment. Please adjust numbers and revise accordingly.	Not Met
61.	Public Works - Engineering	Please show incremental areas in the routing no more than 1-foot. In this case with ununiform area sections and small depths, staff recommends 0.5' areas increments.	Not Met
62.	Public Works - Engineering	Staff does not agree with the tailwater used in the model. Based on the Model the approximate ditch bottom at the outfall is over 18.5'. It may be closer to 18.75'. The time used in the model is only to 30 hours. The ditch will stage to almost full and be running for hours after the storm. At minimum the ditch will be too close to elevation 20'. Please adjust the tailwater elevation and time. Unless additional survey is provided showing a clean clear path with the control elevation please adjust accordingly.	Not Met
63.	Public Works - Engineering	Please adjust the ADA fine to the County information which is 316.1955.	Not Met
64.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on the next review.	Not Met
65.	Public Works - Engineering	A 15' drainage easement and berm are required along the edge of the ditch. Please adjust the design to accommodate the easement.	Not Met
66.	Public Works - Engineering	It does not appear that the retention system was designed for the 3rd building. It would be best if the site was designed for the ultimate buildout. Please either revise the stormwater design or remove all reference to the future building.	Not Met
67.	Public Works - Engineering	The parking calculation does not appear to be correct even for 1 building. Please revise the parking calculations and parking spaces provided. Round up not down. Staff would recommend that the parking for the 3rd building be included in the design. If not built shown that they can be built. The ADA spaces will have to be increased.	Not Met

#### AGENCY/DEPARTMENT MARK UP COMMENTS

*Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".*

Public Safety - Fire Marshal	Changemark Fire Double check that this turn can actually be provided with the Pierce Arrow XT Chassis Dimensions provided in the Fire Truck parameters for Aerial Platform 100".	Not Met
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## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis		
Public Works - Engineering	Corrections Required	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Corrections Required	Brenda Paz <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Natural Resources	Corrections Required	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Safety - Addressing	Corrections Required	Amy Curtis <a href="mailto:acurtis@seminolecountyfl.gov">acurtis@seminolecountyfl.gov</a>
Building Division	Approved	Jay Hamm

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/15/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Jim Potter, Brenda Paz, Maya Athanas, Sarah Harttung, Amy Curtis
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-1249**

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### **Title:**

#### **CARROLL CADILLAC - SITE PLAN**

**Project Number:** 23-06000064

**Project Description:** Proposed Site Plan for a new two-story building and site improvements on 24.96 acres in the PD Zoning District located on the east side of N Oregon St, north of SR 46

**Project Manager:** Mary Robinson (407) 665-7339 (mrobinson02@seminolecountyfl.gov)

**Parcel ID:** 29-19-30-300-0070-0000

**BCC District:** 5-Herr

**Applicant:** Major Stacy (407) 636-3221

**Consultant:** Major Stacy (407) 636-3221



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

PROJ. #: 23-06000064

Received: 10/23/23

Paid: 10/24/23

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<b>NEW BUILDING SQUARE FOOTAGE:</b> <u>8,908 S.F.</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>-12,234.72 S.F.</u> = <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>-3,325.72 S.F.</u>	
(TOTAL NEW ISA <u>0</u> /1,000 = <u>0</u> ) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>\$2,500.00</u> <u>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	*Total net decrease in impervious area on site.

### PROJECT

PROJECT NAME: Carroll Cadillac	
PARCEL ID #(S): 29-19-30-300-0070-0000	
DESCRIPTION OF PROJECT: Construction of a new 2 story building in place of the previously permitted building footprint, with associated site improvements including all associated stormwater system, sanitary system, and utility improvements.	
EXISTING USE(S): Commercial	PROPOSED USE(S): Commercial
ZONING: PD	FUTURE LAND USE: <del>PD</del> <b>Com</b> TOTAL ACREAGE: <del>±4.52 Acres</del> <b>24.96</b> BCC DISTRICT: 5 : <b>Herr</b>
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	



**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Major Stacy, P.E.

COMPANY: Appian Engineering, LLC

ADDRESS: 2221 Lee Road, Suite 27

CITY: Winter Park

STATE:

ZIP: 32789

PHONE: 407-636-3221

EMAIL: mstacy@appianfl.com

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Major Stacy, P.E.

COMPANY: Appian Engineering, LLC

ADDRESS: 2221 Lee Road, Suite 27

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: 407-636-3221

EMAIL: mstacy@appianfl.com

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): RCJ of Winter Park No. 2 LTD, Roger W. Holler

Great American Land Management Inc.

ADDRESS: 1011 N. Wymore Road, Suite 27

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: 407-645-4131

EMAIL: dyar.mccomb@galminc.com

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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

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

VESTING:

TEST NOTICE:

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

- ☒ Not applicable \*A site impact analysis will not be required for the proposed Carroll Cadillac site improvements. \*\*A site impact analysis will be required in the future when the total trips exceed the trips for the original PCD or modifications are proposed for any access points.

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

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

  
SIGNATURE OF AUTHORIZED APPLICANT10/23/23  
DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

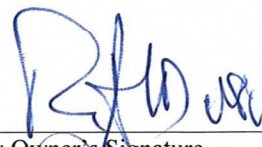
I, ROGER HOLLER III, VP OF RCT OF WINTER PARK NO. 2, LTD. the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0070-0000 hereby designates Appian Engineering, LLC and/or Major Stacy, P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: \_\_\_\_\_

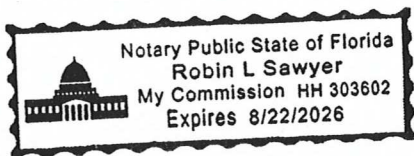
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

Oct. 18, 2023  
Date

  
Property Owner's Signature  
Roger W. Holler III  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Roger W. Holler III (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 18<sup>th</sup> day of October, 20 23



  
Notary Public





[par m n of S a](#) / [ivision of Corpora ions](#) / [S arch R cords](#) / [S arch by En i y Nam](#) /

## Detail by Entity Name

Florida Profi Corporation

RCJ OF IN ER P RK NO. 1, INC.

### Filing nformation

**Document Number** V65000  
**FE /E N Number** 59-3141829  
**Date Filed** 09/18/1992  
**State** FL  
**Status** C IVE

### Principal Address

1011 N. Y ORE RO  
 S E 100  
 IN ER P RK, FL 32789

Chan d: 04/29/2005

### Mailing Address

PO BOX 1720  
 IN ER P RK, FL 32790

Chan d: 05/08/2000

### Registered Agent Name & Address

NER P , FR NK  
 1011 N Y ORE RO  
 IN ER P RK, FL 32789

Nam Chan d: 04/26/2007

ddr ss Chan d: 04/26/2007

### Officer/Director Detail

#### **Name & Address**

i l P

OLLER, RO ER III

1011 N Y ORE R S E 100  
 IN ER P RK, FL 32789

i l P

HOLLER, CHRIS OPHER  
1011 N Y ORE R S E 100  
IN ER P RK, FL 32789

i l VS

HOLLER ROGERS, JULIE E E  
1011 N Y ORE R S E 100  
IN ER P RK, FL 32789

Ann al Reports

Report Year	Filed Date
2021	04/15/2021
2022	04/15/2022
2023	04/21/2023

Doc ment Images

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<a href="#">04/15/2022 -- NNU L REPOR</a>	<a href="#">Vi w ima in P F forma</a>
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<a href="#">03/11/2019 -- NNU L REPOR</a>	<a href="#">Vi w ima in P F forma</a>
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<a href="#">08/01/1996 -- NNU L REPOR</a>	<a href="#">Vi w ima in P F forma</a>
<a href="#">05/01/1995 -- NNU L REPOR</a>	<a href="#">Vi w ima in P F forma</a>

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Florida Department o State, Division o Corporations



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## Detail by Entity Name

Florida Limited Partnership

**RCJ OF WINTER PARK NO. 2, LTD.**

### Filing Information

<b>Document Number</b>	A33551
<b>FEI/EIN Number</b>	59-3148169
<b>Date Filed</b>	10/16/1992
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONTRIBUTION CHANGE
<b>Event Date Filed</b>	12/24/1992
<b>Event Effective Date</b>	NONE

### Principal Address

1011 N WYMORE RD  
STE 100  
WINTER PARK, FL 32789

Changed: 04/29/2005

### Mailing Address

P.O. BOX 1720  
WINTER PARK, FL 32790

Changed: 03/02/1995

### Registered Agent Name & Address

HAMNER PA, FRANK A  
1011 N WYMORE ROAD  
WINTER PARK, FL 32789

Name Changed: 04/26/2007

Address Changed: 04/26/2007

### General Partner Detail

#### **Name & Address**

**RCJ OF WINTER PARK NO. 1, INC.**

1011 N WYMORE RD STE 100  
WINTER PARK, FL 32789

### Annual Reports

Report Year	Filed Date
2021	04/15/2021
2022	04/15/2022
2023	04/21/2023

### Document Images

<a href="#">04/21/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/12/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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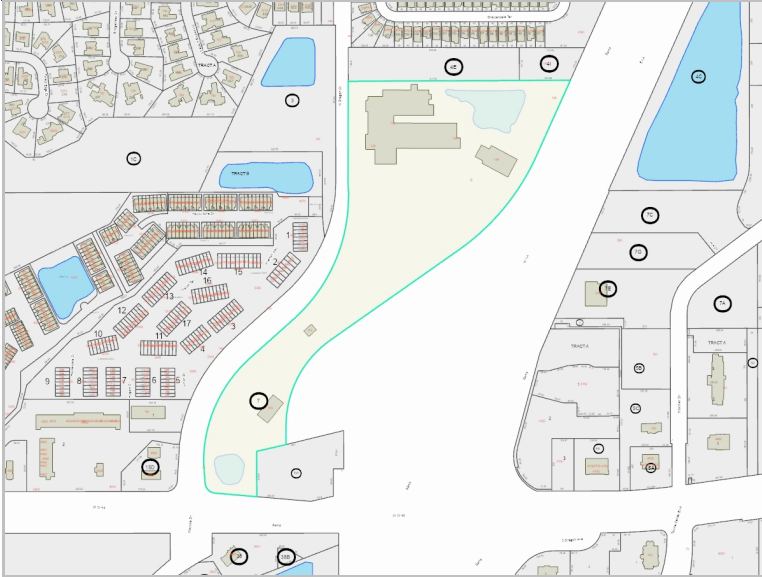
# Property Record Card



**Parcel** 29-19-30-300-0070-0000

**Property Address** 139 N OREGON ST SANFORD, FL 32771

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	29-19-30-300-0070-0000
<b>Owner(s)</b>	RCJ OF WINTER PARK NO 2 LTD
<b>Property Address</b>	139 N OREGON ST SANFORD, FL 32771
<b>Mailing</b>	1011 N WYMORE RD STE 100 WINTER PARK, FL 32789-1754
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	2702-CAR DEALERSHIPS
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	4	4
<b>Depreciated Bldg Value</b>	\$7,193,426	\$6,544,083
<b>Depreciated EXFT Value</b>	\$1,183,579	\$1,115,519
<b>Land Value (Market)</b>	\$5,135,251	\$5,135,251
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$13,512,256	\$12,794,853
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$13,512,256	\$12,794,853

## 2023 Certified Tax Summary

<b>2023 Tax Amount without Exemptions</b>	<b>\$170,273.90</b>
<b>2023 Tax Bill Amount</b>	<b>\$170,273.90</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

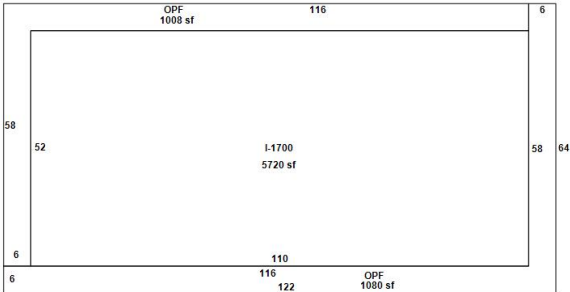
SEC 29 TWP 19S RGE 30E  
BEG 25 FT E OF N 1/4 COR RUN N  
528.13 FT E 1060.93 FT TO W R/W I-4  
SLY ALONG WLY R/W I-4 TO N LI A/15A  
DESC IN ORB 2038 PG 250 S 76 DEG 58  
MIN 8 SEC W 165 (M) FT S TO NLY R/W  
SR 46 W TO ELY R/W WAYSIDE DR NLY  
ALONG ELY R/W TO BEG

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,512,256	\$0	\$13,512,256
SJWM(Saint Johns Water Management)	\$13,512,256	\$0	\$13,512,256
FIRE	\$13,512,256	\$0	\$13,512,256
COUNTY GENERAL FUND	\$13,512,256	\$0	\$13,512,256
Schools	\$13,512,256	\$0	\$13,512,256

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/01/2010	07497	1604	\$9,500,000	Yes	Improved
CERTIFICATE OF TITLE	04/01/2009	07175	0362	\$100,000	No	Improved
WARRANTY DEED	03/01/2001	04023	0644	\$14,297,400	No	Improved
WARRANTY DEED	10/01/1998	03520	0603	\$5,445,000	Yes	Vacant
SPECIAL WARRANTY DEED	10/01/1998	03520	0582	\$81,800	No	Vacant
SPECIAL WARRANTY DEED	12/01/1996	03178	0185	\$2,600,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/1996	03178	0192	\$126,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/1996	03178	0196	\$159,000	No	Vacant
WARRANTY DEED	12/01/1988	02023	0767	\$3,750,000	No	Vacant
WARRANTY DEED	09/01/1985	01670	0675	\$1,500,000	No	Vacant
WARRANTY DEED	10/01/1984	01637	1761	\$900,000	No	Vacant
WARRANTY DEED	01/01/1980	01264	0986	\$500,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			999999	\$4.68	\$4,679,995
SQUARE FEET			97277	\$4.68	\$455,256

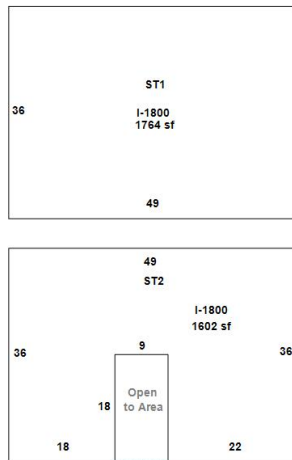
Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	2000	1	5720.00	BRONZE & GLASS - CURTAIN WALLS	\$493,921	\$896,001	Description	Area
								OPEN PORCH FINISHED	1008.00
								OPEN PORCH FINISHED	1080.00



Building 1 - Page 1

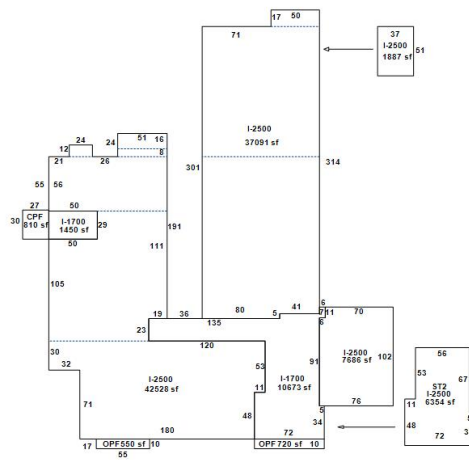
		Year Built						
--	--	------------	--	--	--	--	--	--

Description	Area



Building 2 - Page 1

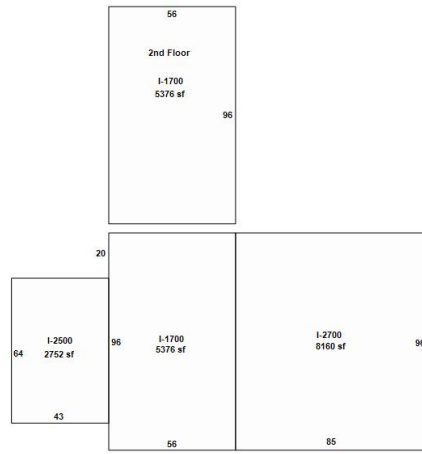
Description	Area
CARPORT FINISHED	810.00
OPEN PORCH FINISHED	550.00
OPEN PORCH FINISHED	720.00



Building 3 - Page 1

Description	Area





Building 4 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
02134	MISC ELECTRIC WIRING	County	\$0		3/1/2001
00529	SIGN(POLE,WALL,FASCIA)	County	\$30,000		1/1/2001
03020	OWNER PROVIDED EQUIP/ISSUE PER LARRY GOLDMAN/PC	County	\$0		4/1/2001
01038	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 135 N OREGON ST; SUBCONTRACTOR - CENTRAL FLORIDA FIRE PROTECTION	County	\$49,000		2/1/2001
01771	INSTALL FIRE ALARM SYS	County	\$7,312		3/1/2001
05489	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 105 N OREGON AVE	County	\$5,550		6/14/2000
05606	BILL HEARD CHEVROLET - SERVICE BLDG ADDITION; PAD PER PERMIT 135 N OREGON ST	County	\$1,195,356		6/16/2000
00840	SERVICE & PARTS BUILDING; PAD PER PERMIT 135 N OREGON AVE	County	\$5,713,619		2/1/2000
02130	MISC ELECTRICAL WIRING	County	\$0		3/1/2001
02132	MISC ELECTRICAL WIRING	County	\$0		3/1/2001
10946	WALL SIGNS	County	\$0		12/1/2000
10947	WALL SIGN; PAD PER PERMIT 105 N OREGON ST	County	\$0		12/1/2000
10948	WALL SIGN; PAD PER PERMIT 115 N OREGON ST	County	\$0		12/1/2000
07830	INSTALL FIRE SPRINKLERS/MAIN; BILL HEARD CHEVROLET; PAD PER PERMIT 115 S OREGON ST	County	\$6,600		8/23/2000
08569	INSTALL FIRE SPRINKLERS/MAIN	County	\$45,000		9/15/2000
08675	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 135 N OREGON ST	County	\$81,255		9/20/2000
09261	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 300 N OREGON ST	County	\$4,761		10/1/2000
06925	8' X 4' PANEL V-SIGNS	County	\$1,000		8/26/2009
01211	DEMOLISH/REMOVE 10 SIGNS & CAP ELECTRIC @ WALL - FORMERLY BILL HEARD CHEVROLET	County	\$5,600		2/18/2011
08791	SIGN FACE CHANGE; PAD PER PERMIT 109 N OREGON ST	County	\$0		7/30/2004
10259	PLUMBING; PAD PER PERMIT 135 N OREGON ST	County	\$0		11/1/2000
06207	CCTV & SECURITY ALARM - SERVICE & PARTS DEPT - AUDI DEALERSHIP - 135 N OREGON ST	County	\$21,170		8/15/2012
07668	INSTALL PIPE RAIL FENCE W/2 ROLL GATES & 1 SWING GATE - 139 N OREGON ST	County	\$4,903		10/10/2012
04412	OVERHEAD FIRE SPRINKLER SYSTEM BEGINNING @ 1' - 135 N OREGON ST	County	\$42,665		6/12/2012
06208	CCTV & SECURITY ALARM - SHOWROOM - AUDI DEALERSHIP - 139 N OREGON ST	County	\$21,170		8/15/2012
02757	FIRE ALARM SYSTEM INSTALLATION - 105 N OREGON ST	County	\$4,884		4/15/2013
03989	ELECTRICAL - 115 N OREGON ST	County	\$5,500		5/17/2013
06495	INSTALLING FIRE ALARM SYSTEM - 135 N OREGON ST	County	\$22,919		8/24/2012

02606	INTERIOR ALTERATION - 105 N OREGON ST	County	\$100,000		4/9/2013
01789	FENCE/WALL	County	\$2,438		2/19/2004
09245	INSTALLATION OF INTERIOR LIT POLE SIGN	County	\$2,300		11/5/2013
01045	INTERIOR ALTERATION TO PORTION OF SERVICE GARAGE - 135 N OREGON ST	County	\$500,000		2/15/2012
06876	WALL SIGNAGE - AUDI DEALERSHIP - 139 N OREGON ST	County	\$8,390		9/12/2012
06385	VOICE & DATA CABLING - CLASSIC AUDI - 139 N OREGON ST	County	\$4,200		8/21/2012
06386	VOICE & DATA CABLING - CLASSIC AUDI - 135 N OREGON ST	County	\$4,700		8/21/2012
01423	ILLUMINATED GROUND SIGN	County	\$20,750		2/27/2013
04391	MECHANICAL - 139 N OREGON ST	County	\$13,000		5/30/2013
04935	FIRE SPRINKLER SYSTEM INSTALLATION - 135 N OREGON ST	County	\$11,955		7/2/2012
02748	SIGN - USED CAR BUILDING - 105 N OREGON ST	County	\$14,595		4/12/2013
02604	SIGN - USED CAR BUILDING - 105 N OREGON ST	County	\$750		4/9/2013
02605	SIGN - USED CAR BUILDING - 105 N OREGON ST	County	\$750		4/9/2013
06295	FIRE ALARM SYSTEM - AUDI SHOWROOM - 139 N OREGON ST	County	\$29,897		8/17/2012
00280	NEW SALES SHOWROOM & OFFICE BUILDING - AUDI NORTH ORLANDO - 139 N OREGON ST	County	\$4,002,892	11/19/2012	1/13/2012
12450	POWER NEEDED: 227/480V - BUILD NEW ELECTRICAL SERVICE TO RELOCATE EXISTING SITE LIGHTING - INTERCEPT EXISTING WIRING & BRING UP INTO NEW SERVICE LOCATION - 127 N OREGON ST	County	\$20,000		10/27/2016
01361	REPLACE INTERIOR DRYWALL DUE TO MOLD; PAD PER PERMIT 105 N ORANGE ST	County	\$120,000		2/9/2004
00842	BILL HEARD CHEVROLET/FLEET SALES BLDG; PAD PER PERMIT 115 S OREGON ST	County	\$286,418	11/17/2001	2/1/2000
00889	PAD PER PERMIT; 123 N OREGON ST SIGN(POLE,WALL,FACIA)	County	\$0		2/1/2000
02237	ELECTRIC WIRING; PAD PER PERMIT 115 S OREGON AVE; CONTRACTOR - TRI-CITY ELECT OF CTRL FL INC	County	\$0		3/1/2000
10840	SPRAY BOOTH; PAD PER PERMIT 135 N OREGON ST	County	\$28,300		12/1/2000
03994	INSTALL UNDERGROUND GAS TANKS; PAD PER PERMIT 135 N OREGON ST	County	\$4,855		5/1/2001
05790	MISC ELECTRIC WIRING; PAD PER PERMIT 135 N OREGON ST	County	\$2,400		6/1/2002
06083	INSTALL FIRE SPRINKLERS/MAIN; CONTRACTOR - BARTLETT, STEVEN	County	\$60,000		7/3/2000
09842	REROOF	County	\$109,860		8/22/2016
11957	RTU CHANGE-OUT - NO MODIFICATIONS - 115 N OREGON ST	County	\$11,990		10/17/2016
14001	PARTIAL DEMOLITION - 127 N OREGON ST	County	\$22,000		12/5/2016
09255	INSTALL FIRE ALARM SYSTEM	County	\$4,761		10/1/2000
09263	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 105 N OREGON ST	County	\$4,761		10/1/2000
00837	NEW CAR SALES & SHOWROOM	County	\$3,732,757	12/21/2000	2/1/2000
00841	USED CARE SALES BUILDING; PAD PER PERMIT 105 N OREGON AVE	County	\$499,244	12/15/2000	2/1/2000
09883	ELECTRICAL; PAD PER PERMIT 129 N OREGON ST	County	\$9,500		10/1/2000
11036	PAD PER PERMIT; 123 N OREGON ST	County	\$50,000		12/1/2000
06592	139 N OREGON ST: ELECTRICAL - COMMERCIAL-	County	\$10,734		5/31/2019
03118	139 N OREGON ST: REROOF COMMERCIAL-Car dealership	County	\$426,259		3/5/2021
21255	135 N OREGON ST: ADDITION TO COMMERCIAL STRUCTURE-EXISTING AUTO REPAIR LEVEL 2 ALT CC NO C	County	\$2,244,106	10/2/2023	4/9/2021
03889	139 N OREGON ST: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-CANTILEVERED ALUMINUM CANOPY	County	\$5,600		4/19/2022
03640	135 N OREGON ST: ALTERATION COMMERCIAL-Automotive Parts Storage Platform	County	\$183,600		7/8/2022
11212	139 N OREGON ST: ELECTRICAL - COMMERCIAL-EV chargers	County	\$265,232		7/15/2022
13212	139 N OREGON ST: ELECTRICAL - COMMERCIAL-commercial building	County	\$25,000		8/3/2022
08725	127 N OREGON ST: ELECTRICAL - COMMERCIAL-Vacant Lot	County	\$99,000		6/15/2023
02770	135 N OREGON ST: ELECTRICAL - COMMERCIAL-	County	\$8,525		6/23/2023

Extra Features				
Description	Year Built	Units	Value	New Cost
BLOCK WALL	12/01/2001	568	\$2,221	\$5,226
POLE LIGHT 2 ARM	12/01/2001	11	\$39,655	\$39,655
LOAD WELL	12/01/2001	2,201	\$1,927	\$4,534
COMM GAZEBO	01/01/2001	1	\$2,811	\$6,613
8' CHAIN LINK FENCE	12/01/2004	65	\$405	\$1,013
WALKS CONC COMM	12/01/2000	10,765	\$20,066	\$50,165
COMMERCIAL ASPHALT DR 2 IN	12/01/2000	387,800	\$380,044	\$950,110
POLE LIGHT 2 ARM	12/01/2000	99	\$356,895	\$356,895
POLE LIGHT 3 ARM	12/01/2000	67	\$379,555	\$379,555

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	1

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 10/24/2023 8:51:22 AM  
**Project:** 23-06000064  
**Credit Card Number:** 37\*\*\*\*\*1111  
**Authorization Number:** 264514  
**Transaction Number:** 241023O10-53DE6FAA-93F9-4C9A-BAD6-D470F12D129A  
**Total Fees Paid:** 2530.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	30.50
SITE PLAN	2500.00
Total Amount	2530.50

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

**Comment Document – Initial Submittal**

**A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested.** Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 11/17/2023, in order to place you on the Wednesday, 11/22/2023 meeting agenda.

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

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

<b>PROJECT NAME:</b>	<b>CARROLL CADILLAC - SITE PLAN</b>	<b>PROJ #: 23-06000064</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/23/23	
RELATED NAMES:	EP MAJOR STACY	
PROJECT MANAGER:	MARY ROBINSON (407) 665-7339	
PARCEL ID NO.:	29-19-30-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A NEW TWO-STORY BUILDING AND SITE IMPROVEMENTS ON 24.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF N OREGON ST, NORTH OF SR 46	
NO OF ACRES	.	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF N OREGON ST, NORTH OF SR 46	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MAJOR STACY P.E APPIAN ENGINEERING LLC 2221 LEE ROAD STE 27 WINTER PARK FL 32789 (407) 636-3221 MSTACY@APPIANFL.COM	MAJOR STACY P.E APPIAN ENGINEERING LLC 2221 LEE ROAD STE 27 WINTER PARK FL 32789 (407) 636-3221 MSTACY@APPIANFL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review

system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

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

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

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

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

REF #	REVIEWED BY	TYPE	STATUS
1	Building Division Tony Coleman	All structures that are required to be accessible per the current edition of the FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2	Building Division Tony Coleman	In accordance with the current edition of the FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3	Building Division Tony Coleman	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
4	Building Division Tony Coleman	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the current edition of the Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
5	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not clearly indicated. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Unresolved
6	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
7	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 13, 24.1.3.1 - Except as provided in 24.1.3.2 or 24.1.3.3, no pipe smaller than 6" in diameter shall be installed as a private service main. 24.1.3.2 For mains that do not supply hydrants, sizes smaller than 6in shall be permitted to be used subject to the following restrictions: (1) The main supplies only automatic sprinkler systems, open sprinkler systems, water spray fixed systems, foam systems, or Class II standpipe systems. (2) Hydraulic calculations show that the main will supply the total demand at	Unresolved

		the appropriate pressure. Systems that are not hydraulically calculated shall have a main at least as large as the system riser. Please acknowledge this will be met at time of building/sprinkler permitting as the proposed U/G fire main is 4" size.	
8	Public Safety - Fire Marshal Matthew Maywald	A flow test (in accordance with NFPA 291) shall be provided for the existing hydrant(s). This test shall be within the last 12 months. This flow test shall be provided for all hydrants utilized for this project depending on how many are needed due to the fire flow calculations and flow per hydrants.	Unresolved
9	Public Safety - Fire Marshal Matthew Maywald	Please show location and distance (along the fire department access road) of other existing fire hydrants in the area.	Unresolved
10	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
11	Natural Resources Sarah Harttung	Muhlenbergia capillaris (muhly grass) is listed as non-native. The species is native. Please amend the plant list on sheet 201 L-1 LANDSCAPE PLAN.	Unresolved
12	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
13	Buffers and CPTED Maya Athanas	Please remove unnecessary lines and text from the landscape plan to provide legibility. Only information pertaining to the landscaping is needed on this plan. (Or significantly lower the opacity so the landscaping is legible.)	Unresolved
15	Buffers and CPTED Maya Athanas	The landscape plan may have been uploaded at the wrong size as parts of the top and side of the sheet are cut off. Please fix.	Unresolved
16	Planning and Development Mary Robinson	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</a>	Info Only
17	Planning and Development Mary Robinson	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
18	Planning and Development Mary Robinson	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and/or the Development Order (DO) as well as the Final Development Plan.	Info Only
19	Planning and Development Mary Robinson	The project data must include information about the intended use of the property, number of stories, height of building, gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc. per SCLDC 40.53.	Unresolved
21	Planning and Development Mary Robinson	Please show lot dimensions, of structures, number of stories, building height, and dimension building footprints. Include this information in the project data. Show parking space dimensions. Show all required building setbacks.	Unresolved
22	Planning and Development Mary Robinson	Please show Dumpster location and screening detail. SCLDC Sec. 30.1233(a) INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.	Unresolved

23	Planning and Development Mary Robinson	Under site data please indicate the number of square feet of paved parking and driveway area.	Unresolved
24	Planning and Development Mary Robinson	Project data must include a table that shows required parking for the use and provided parking.	Unresolved
25	Planning and Development Mary Robinson	Place a note on the site plan that states: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Unresolved
26	Planning and Development Mary Robinson	All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. SCLDC Sec. 30.1234	Unresolved
27	Planning and Development Mary Robinson	Please provide the location and dimension of the sign. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.	Unresolved
28	Planning and Development Mary Robinson	The subject property is within the SR 46 Gateway Corridor (Part 63 Chapter 30) (CSX RR to North Center Road 800 feet west of Orange Boulevard)	Info Only
29	Planning and Development Mary Robinson	The property appraiser's site references ORB 2038 PG 250 in the legal description tab. the legal description on the site plan references ORB 7497 PG 1604. Please clarify that the correct OR Book and Page is being cited.	Unresolved
30	Public Safety - Addressing Amy Curtis	Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
31	Public Safety - Addressing Amy Curtis	Prior to Building Permit Submittal- The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected.	Info Only
32	Public Safety - Addressing Amy Curtis	If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox, sign or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
33	Public Safety - Addressing Amy Curtis	Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Info Only
34	Public Safety - Addressing Amy Curtis	For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only



35	Public Safety - Addressing Amy Curtis	All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
36	Public Safety - Addressing Amy Curtis	Commercial buildings will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Info Only
37	Public Safety - Addressing Amy Curtis	In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Info Only
38	Public Safety - Addressing Amy Curtis	127 N Oregon Street Sanford, FL 32771 has been assigned to the temporary construction trailer. The new dealership will retain this address once construction is complete. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to.	Info Only
39	Public Safety - Addressing Amy Curtis 11/7/23 4:58 PM	Address and applicable fee will be determined in conjunction with a building permit for a dwelling structure (single family residence) upon the approved site plan.	Info Only
40	Public Safety - Addressing Amy Curtis 11/7/23 4:59 PM	Label the street names N Oregon Street & W SR 46 on the site plan page C3.0.	Unresolved
41	Environmental Services James Van Alstine 11/8/23 2:25 PM	On Sheet C0.0: Cover, please update the utility provider contact information to the following: Water/Sewer/Reclaim: Seminole County Utilities Department 500 West Lake Mary Blvd Sanford, FL 32773 (407) 665-2024 Solid Waste Collection: Seminole County Solid Waste Management 1950 State Road 419 Longwood, FL 32750 (407) 665-2260	Info Only
42	Public Works - Engineering Jim Potter 11/8/23 2:46 PM	Please revise the ADA sign to F.S. 316.1955	Unresolved
43	Environmental Services James Van Alstine	Be advised that we have a future project to remove/properly abandon in place portions of the 12" sanitary sewer force main and the 12" PVC watermain running north-south through this parcel and realign the remaining portions to run along the east side of N Oregon St down to the intersection with State Road 46. Seminole County Utilities will work with the property owners/design engineers at the time of future construction to coordinate new utility service connections as needed to maintain service to this development.	Info Only
45	Public Safety - Addressing Amy Curtis	Under SITE DATA, Property Address, please remove 139 Oregon Street N. The directional goes in from of the street name and 139 is not the assigned address for Carroll Cadillac. If an address will be labeled, please label 127 N Oregon Street.	Unresolved
49	Public Works - Engineering Jim Potter	Are the Type B inlets the correct choices. Due to the open area this is typically not a good choice unless it is on a flume or needed for specific flow reasons. Please consider Type "C" or "D" inlets in the grass area.	Unresolved

50	Public Works – Engineering Jim Potter	Please show the stormwater drainage pipes and inlets on the grading plan.	Unresolved
51	Public Works - Engineering Jim Potter	Please provide a SJRWMD permit or letter of no objection for the modifications to the site.	Unresolved

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

CYCLE	DEPARTMENT	STATUS	REVIEWER
	Natural Resources	Corrections Required	Sarah Harttung 407-665-7391
	Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764
	Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455
	Planning and Development	Corrections Required	Mary Robinson 407-665-7339
	Environmental Services	Corrections Required	James Van Alstine 407-665-2040
	Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177
	Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143
	Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191
	Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388
	Building Division	Approved	Tony Coleman 407-665-7581

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/13/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Mary Robinson, Jim Potter, Matthew Maywald, Becky Noggle, Maya Athanas, Sarah Harttung
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee		

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

**NOTE:** Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-1251**

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### **Title:**

#### **TIRE SHOP - PRE-APPLICATION**

**Project Number:** 23-80000146

**Project Description:** Proposed Special Exception for a car repair shop on 0.16 acres in the C-2 Zoning District located on the north side of SR 436, west of SR 434

**Project Manager:** Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)

**Parcel ID:** 17-21-29-501-0C00-010A

**BCC District:** 3-Constantine

**Applicant:** Eileen Ramos (407) 491-2601

**Consultant:** N/A

PM: <sup>Angi</sup>

23-80000146

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

PROJ. #: ~~23-2700007+~~Received: 11/2/23  
Paid: 11/2/23**PRE-APPLICATION****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**☒ PRE-APPLICATION \$50.00**PROJECT**PROJECT NAME: ~~#23-2700007+~~ (Tire Shop)

PARCEL ID #(S): 17-21-29-501-0000-010A

TOTAL ACREAGE: 0.16 BCC DISTRICT: 3: Constantine

ZONING: C-2 FUTURE LAND USE: Com

**APPLICANT**

NAME: Eileen Ramos

COMPANY:

ADDRESS: 6745 Pomeroy Cir.

CITY: Orlando

STATE: FL

ZIP: 32810

PHONE: 407-491-2601

EMAIL: Erodz243@aol.com

**CONSULTANT**

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTIONDescription of proposed development: To Continue existing business  
but New + Used Tire Sales ~~for~~ only No Mechanical Work!**STAFF USE ONLY**

COMMENTS DUE: 11/9	COM DOC DUE: 11/16	DRC MEETING: 11/22
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: Com	LOCATION: on the north side of
W/S: Seminole County	BCC: 3: Constantine	SR 436, west of SR 436

Agenda: 11/17

October 30, 2023

Seminole County  
Planning & Zoning Division  
1101 E. First Street, Room 2028  
Sanford, FL 32771

***Ref. Project: #23-27000071***

***Parcel ID: 17-21-29-501-0C00-010A***

***Property: 1133 W. SR 436  
Altamonte Springs, FL 32714***

To Whom It May Concern:

We are interested in the location mentioned above. This particular location has been a Car Repair/Tire business for over 20 years. We are currently looking to expand our Tire Shop and would like to open a second location at this particular address. We are in the process of securing a Lease but first would like to make sure that we can continue operating this line of business here? Our business is in the Sales and Service of New and Used Tires. We will not be doing any other mechanical work on vehicles other than tires.

If you have any questions, please do not hesitate to contact me at 407-491-2601 or e-mail: [Erodz243@aol.com](mailto:Erodz243@aol.com)

Sincerely,



Eileen Ramos



# Property Record Card



**Parcel** 17-21-29-501-0C00-010A

**Property Address** 1133 W SR 436 ALTAMONTE SPRINGS, FL 32714

## Parcel Location



## Site View



1721295010C00010A 01/15/2022

## Parcel Information

<b>Parcel</b>	17-21-29-501-0C00-010A
<b>Owner(s)</b>	LOPEZ, SANTIAGO A - Tenants in Common :50 LAPLANCHE, NICAURY - Tenants in Common :50
<b>Property Address</b>	1133 W SR 436 ALTAMONTE SPRINGS, FL 32714
<b>Mailing</b>	220 W BERKSHIRE CIR LONGWOOD, FL 32779-5618
<b>Subdivision Name</b>	PEARL LAKE HEIGHTS 1ST ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	27-CAR REPAIR
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$68,163	\$68,602
<b>Depreciated EXFT Value</b>	\$10,239	\$8,910
<b>Land Value (Market)</b>	\$186,187	\$184,279
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$264,589	\$261,791
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$9,749
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$264,589	\$252,042

## 2023 Certified Tax Summary

<b>2023 Tax Amount without Exemptions</b>	<b>\$3,483.91</b>	<b>2023 Tax Savings with Exemptions</b>	<b>\$77.30</b>
<b>2023 Tax Bill Amount</b>	<b>\$3,406.61</b>		

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

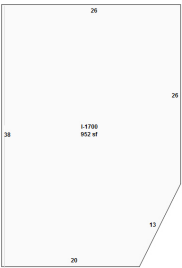
PT OF LOTS 10 & 11 BLK C  
DESC AS BEG SW COR LOT 10 RUN N 4  
DEG 56 MIN 30 SEC E 68.86 FT S 84  
DEG 11 MIN 19 SEC E 99.78 FT S 4  
DEG 56 MIN 30 SEC W 75.27 FT N 80  
DEG 31 MIN E 100.08 FT TO BEG  
PEARL LAKE HEIGHTS 1ST ADD  
PB 8 PG 60

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$264,589	\$0	\$264,589
SJWM(Saint Johns Water Management)	\$264,589	\$0	\$264,589
FIRE	\$264,589	\$0	\$264,589
COUNTY GENERAL FUND	\$264,589	\$0	\$264,589
Schools	\$264,589	\$0	\$264,589

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2018	09094	0264	\$100,000	No	Improved
QUIT CLAIM DEED	08/01/2008	07053	1119	\$100	No	Improved
WARRANTY DEED	08/01/2008	07053	1121	\$2,000	No	Improved
CORRECTIVE DEED	03/01/2007	06625	0350	\$100	No	Improved
QUIT CLAIM DEED	07/01/2005	06377	0413	\$100	No	Improved
QUIT CLAIM DEED	07/01/2003	04932	0072	\$100	No	Improved
WARRANTY DEED	03/01/2002	04357	0128	\$170,000	No	Improved
QUIT CLAIM DEED	03/01/2002	04357	0126	\$100	No	Improved
WARRANTY DEED	03/01/1999	03661	1325	\$132,000	No	Improved
WARRANTY DEED	10/01/1988	02012	1227	\$100,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			7200	\$16.76	\$120,672
LOT			1	\$65,515.00	\$65,515

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1986	1	952.00	CONCRETE BLOCK-STUCCO - MASONRY	\$68,163	\$117,018	Description	Area





Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
03209	SIGN(POLE,WALL,FASCIA)	County	\$0		4/1/2001
01354	INSTALL DIGITAL FACE ON EXISTING BILLBOARD W/100 AMP SERVICE UPGRADE	County	\$9,250		2/18/2014

Extra Features					
Description	Year Built	Units	Value	New Cost	
BLOCK WALL	01/01/1986	1,000	\$3,680	\$9,200	
COMMERCIAL CONCRETE DR 4 IN	01/01/1986	3,109	\$5,795	\$14,488	
COMMERCIAL ASPHALT DR 2 IN	01/01/1986	780	\$764	\$1,911	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	37

School Information		
Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley

\*

11/02/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:58:00  
PROJ # 23-80000146 RECEIPT # 0319546  
OWNER:  
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	50.00
----------------------	-------

AMOUNT RECEIVED.....:	50.00
-----------------------	-------

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000003442	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	ALL ONE AUTO SPECIALTIES	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, November 17, 2023 in order to place you on the Wednesday, November 29, 2023 meeting agenda.

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

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

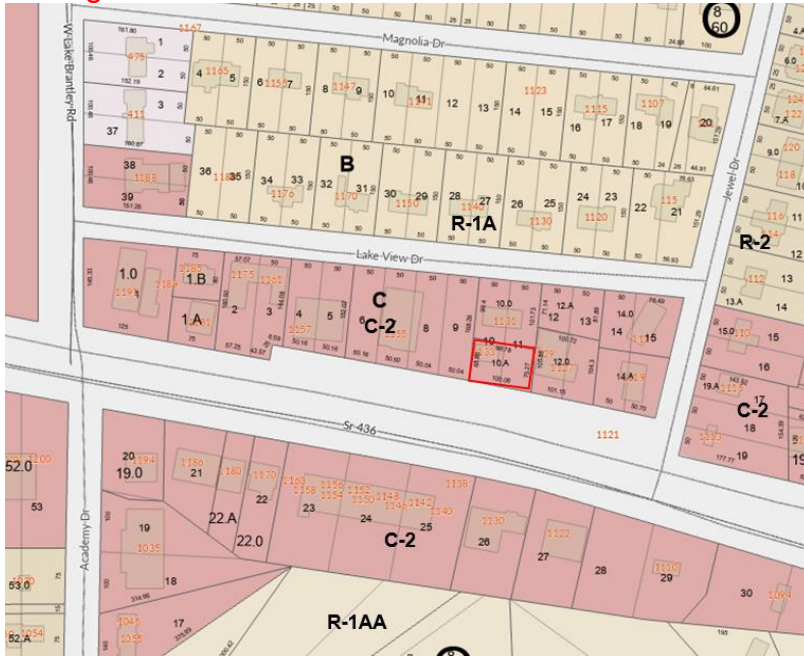
<b>PROJECT NAME:</b>	<b>TIRE SHOP - PRE-APPLICATION</b>	<b>PROJ #: 23-80000146</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/02/23	
RELATED NAMES:	EP EILEEN RAMOS	
PROJECT MANAGER:	ANGI GATES 407-665-7465	
PARCEL ID NO.:	17-21-29-501-0C00-010A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CAR REPAIR SHOP ON 0.16 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 436, WEST OF SR 434	
NO OF ACRES	0.16	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF SR 436, WEST OF SR 434	
FUTURE LAND USE-	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
EILEEN RAMOS 6745 POMEROY CIR ORLANDO FL 32810 407-491-2601 <a href="mailto:ERODZ243@AOL.COM">ERODZ243@AOL.COM</a>	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.

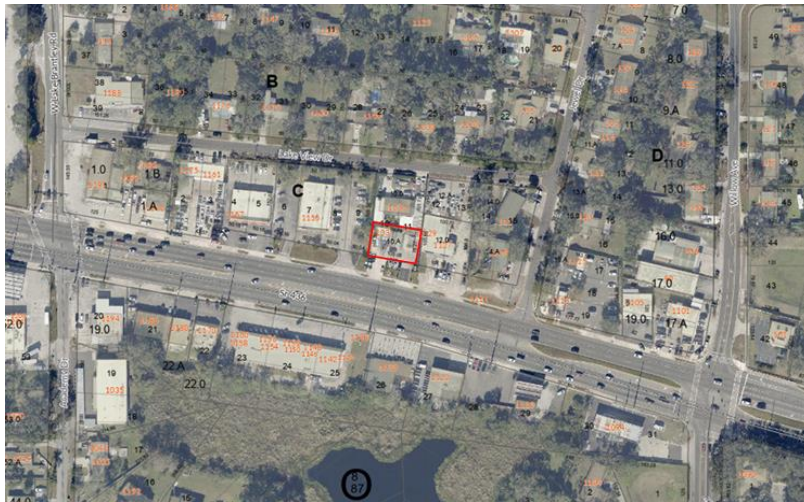
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT AREA ZONING AND AERIAL MAPS

### Zoning



### Aerial



## AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE	STATUS
1	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
2	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
3	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access.	Info Only
4	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.	Info Only

5	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building. No action required at this time.	Info Only
6	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Info Only
7	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time.	Info Only
9	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024. No action required at this time.	Info Only
10	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary. Since this is a developed site, staff will look to see where supplemental plantings can be placed on the site if it does not currently meet the landscape code requirements.	Info Only
11	Buffers and CPTED	<b>Buffer information can be found here:</b> <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a>  <b>Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below:</b> <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?noded=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?noded=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
12	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
13	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
14	Public Works - Engineering	Any proposed changes to the site or change in drainage characteristics will require a site plan review. Any additional impervious area proposed will require stormwater management to be addressed and will require water quality treatment and attenuation be provided for the additional impervious area or change in drainage characteristics.	Info Only
15	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. <b>Seminole County Land Development Code:</b> <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  <b>Seminole County Planning &amp; Development:</b> <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
16	Planning and Development	County staff agrees that your proposed use of the sales and service of new and used tires would fall under the current special exception, but only if the current Special Exception has been in use the last 180 days.  In 1998 a Special Exception (BA98-6-31SE) was granted for the operation of an automotive repair and body shop without paint. The approval of the request was subject to the following conditions:  <ol style="list-style-type: none"> <li>1. Hours of operation limited to 8:00am to 6:00pm, Monday through Friday</li> <li>2. Operation limited to mechanical repairs and body work with no painting of vehicles.</li> <li>3. All wrecked or inoperable vehicles to be screened from view of the public right-of-way and adjacent properties.</li> <li>4. Installation of a privacy fence along the top of the 12-foot wall at the rear of the</li> </ol>	Info Only

		<p>property. (The cost is to be shared 50-50 with the property owner, Mr. Rodriguez)</p> <p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception:  <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</a></p>	
17	Planning and Development	<p>This site has never received site plan approval and will be required to do so.</p> <p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>	Info Only
18	Planning and Development	<p>Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p>	Info Only
19	Planning and Development	<p>New Public Notification Procedures are required for all Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
20	Comprehensive Planning	<p>The Future Land Use is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio. The permitted uses include retail sales, mechanical garages, and paint and body shops. <b>For a full list of permitted uses please see FLU-150 of the Seminole County Comprehensive Plan at this link:</b>  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a></p>	Info Only

#### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Impact Analysis Coordination	No Review Required	William Wharton
Natural Resources	No Review Required	Sarah Harttung
Environmental - Impact Analysis	No Review Required	Becky Noggle
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383
Planning and Development	Review Complete	Angi Gates 407-665-7465
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388
Building Division	Review Complete	Jay Hamm 407-665-7468
Environmental Services	Review Complete	James Van Alstine 407-665-2014



## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-1252**

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### **Title:**

#### **COLEMAN COMPLEX - PRE-APPLICATION**

**Project Number:** 23-80000147

**Project Description:** Proposed Rezone to demolish a structure to build a professional office and restaurant on 0.34 acres in the R-1 Zoning District located on the east side of Ronald Reagan Blvd, north of E Altamonte Springs Dr

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

**Parcel ID:** 07-21-30-509-0A00-0020

**BCC District:** 4-Lockhart

**Applicant:** Charlie Coleman (407) 925-7886

**Consultant:** N/A





PM: Annie

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

PROJ. #: 23-80000147  
Received: 11/3/23  
Paid: 11/3/23

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

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

### PROJECT

PROJECT NAME:	Coleman Complex		
PARCEL ID #(S):	07-21-36-509-0A00-0020		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR

### APPLICANT

NAME:	Charlie Coleman Jr	COMPANY:	
ADDRESS:	2095 Sussex Rd		
CITY:	Winter Park	STATE:	FL
		ZIP:	32792
PHONE:	407-925-7886	EMAIL:	CColeman73@CFLRR.Com

### CONSULTANT

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

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Professional Office And Restaurant				

### STAFF USE ONLY

COMMENTS DUE: 11/9	COM DOC DUE: 11/16	DRC MEETING: 11/22
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: MDR	LOCATION: on the east side of Ronald Reagan Blvd, north of E Altamonte Springs Dr
W/S: Altamonte Springs	BCC: 4: Lockhart	

NAME OF PROJECT: Coleman Complex

The Current Structure/Building Could be  
Either demolished or RE-Habbed For  
An Professional Office or Restaurant.

Ample parking will be Available in AN  
60 X 187 AREA.

The propose project is Temporally names  
Coleman Complex.

The purpose For the Re-Zoning Request is  
To Support The City of Altamonte Springs  
Initiative For Economic Development  
OF The Hammonds Add To Altamonte Springs  
AND The Windwood Park Area.

Respectfully Submitted,

Charli Coleman



## Property Record Card

07-21-30-509-0A00-002

Parcel: 07-21-30-509-0A00-0030  
 Property Address: ALTAMONTE SPRINGS, FL 32701

## Parcel Information

Parcel	07-21-30-509-0A00-0030
Owner(s)	COLEMAN, CHARLES JR - Trustee
Property Address	ALTAMONTE SPRINGS, FL 32701
Mailing	2095 SUSSEX RD WINTER PARK, FL 32792-1835
Subdivision Name	HAYMANS ADD TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	

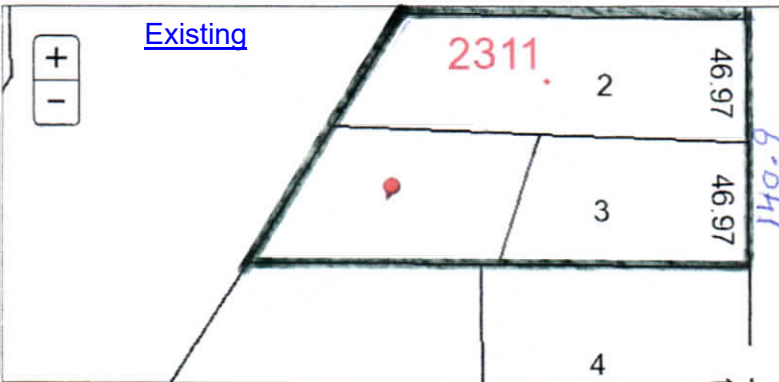
## Value Summary

	2021 Working Values	2020 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$12,300	\$12,300
Land Value Ag		
Just/Market Value **	\$12,300	\$12,300
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$12,300	\$12,300

Tax Amount without SOH: \$171.13

2020 Tax Bill Amount \$171.13

Save Our Homes Savings: \$0.00



## Legal Description

LOT 3 (LESS E 1/2 + RD)  
 BLK A  
 HAYMANS ADD TO ALTAMONTE  
 PB 3 PG 39

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$12,300	\$0	\$12,300
SJWM(Saint Johns Water Management)	\$12,300	\$0	\$12,300
FIRE	\$12,300	\$0	\$12,300
COUNTY GENERAL FUND	\$12,300	\$0	\$12,300
Schools	\$12,300	\$0	\$12,300

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	9/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	9/1/2006	06503	0986	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	60.00	100.00	0	\$250.00	\$12,300

## Building Information



From: "Hebert, Julie" <jhebert@seminolecountyfl.gov>  
To: "ccoleman73@cfl.rr.com" <ccoleman73@cfl.rr.com>  
Cc: "Padin, Hilary" <hpadin@seminolecountyfl.gov>  
Bcc:  
Priority: Normal  
Date: Thursday May 27 2021 3:46:53PM  
Lot Research Request

---

Good afternoon,

Your Lot Research Request has been routed out for review by staff. The project number is 21-51500058 & 21-51500059. Your Project Manager is Hilary Padin and is copied on this email.

You should receive your Lot Research via e-mail from your Project Manager on or before 6/14/2021. Should there be a delay for any reason your Project Manager will let you know.

Thank you, have a great day,

Julie Hebert

Staff Assistant – Central Intake Desk

Seminole County Planning & Development Division

1101 E. 1<sup>st</sup> Street

Sanford, FL 32771

407-665-7371

jhebert@seminolecountyfl.gov

\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.\*\*\*\*



## Property Record Card

Parcel: 07-21-30-509-0A00-003A

Property Address: MARKER ST ALTAMONTE SPRINGS, FL 32701

## Parcel Information

Parcel	07-21-30-509-0A00-003A
Owner(s)	COLEMAN, CHARLES JR - Trustee
Property Address	MARKER ST ALTAMONTE SPRINGS, FL 32701
Mailing	2095 SUSSEX RD WINTER PARK, FL 32792-1835
Subdivision Name	HAYMANS ADD TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	

## Value Summary

	2021 Working Values	2020 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$13,050	\$13,050
Land Value Ag		
Just/Market Value **	\$13,050	\$13,050
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$13,050	\$13,050



Tax Amount without SOH: \$181.56

2020 Tax Bill Amount \$181.56

Save Our Homes Savings: \$0.00

## Legal Description

E 1/2 OF LOT 3 BLK A  
HAYMANS ADD TO ALTAMONTE  
PB 3 PG 39

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,050	\$0	\$13,050
SJWM(Saint Johns Water Management)	\$13,050	\$0	\$13,050
FIRE	\$13,050	\$0	\$13,050
COUNTY GENERAL FUND	\$13,050	\$0	\$13,050
Schools	\$13,050	\$0	\$13,050

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	9/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	9/1/2006	06503	0992	\$100	No	Vacant
SHERIFF DEED	1/1/1975	01058	0944	\$750	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	60.00	110.00	0	\$250.00	\$13,050

## Building Information

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

No Permits

Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

## Extra Features

Description	Year Built	Units	Value	New Cost
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No Extra Features

## Zoning

Zoning	Zoning Description	Future Land Use	FutureLandUseDescription
		MDR	Medium Density Residential

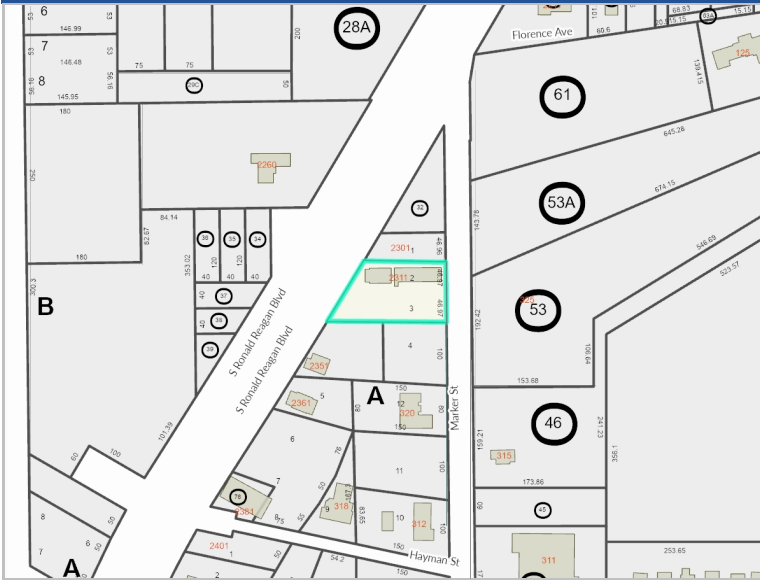
# Property Record Card



**Parcel** 07-21-30-509-0A00-0020

**Property Address** 2311 S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701

## Parcel Location



## Site View



0721305090A000020 02/04/2022

## Parcel Information

<b>Parcel</b>	07-21-30-509-0A00-0020
<b>Owner(s)</b>	COLEMAN, CHARLES JR - Trustee
<b>Property Address</b>	2311 S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701
<b>Mailing</b>	2095 SUSSEX RD WINTER PARK, FL 32792-1835
<b>Subdivision Name</b>	HAYMANS ADD TO ALTAMONTE
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$54,630	\$53,006
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$37,850	\$37,850
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$92,480	\$90,856
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$92,480	\$90,856

## 2023 Certified Tax Summary

**2023 Tax Amount without Exemptions** \$1,209.11  
**2023 Tax Bill Amount** \$1,209.11

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

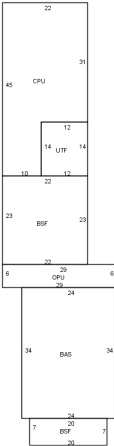
LOTS 2 & 3 (LESS RD) BLK A  
HAYMANS ADD TO ALTAMONTE  
PB 3 PG 39

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$92,480	\$0	\$92,480
SJWM(Saint Johns Water Management)	\$92,480	\$0	\$92,480
FIRE	\$92,480	\$0	\$92,480
COUNTY GENERAL FUND	\$92,480	\$0	\$92,480
Schools	\$92,480	\$0	\$92,480

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	09/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	09/01/2006	06503	0988	\$100	No	Improved
WARRANTY DEED	09/01/2006	06503	0990	\$100	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	50.00	142.00	0	\$250.00	\$12,500
FRONT FOOT & DEPTH	60.00	110.00		\$250.00	\$13,050
FRONT FOOT & DEPTH	60.00	100.00		\$250.00	\$12,300

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1943	3	2.0	6	816	2,626	1,462	WD/STUCCO FINISH	\$54,630	\$136,576	Description	Area
												BASE SEMI FINISHED	140.00
												OPEN PORCH UNFINISHED	174.00
												BASE SEMI FINISHED	506.00
												UTILITY FINISHED	168.00
												CARPORT UNFINISHED	822.00



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost



Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1		Medium Density Residential		MDR		Single Family-8400		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	TUE/FRI	FRI	WED	Advanced Disposal
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 4 - Amy Lockhart		Dist 7 - Stephanie Murphy		Dist 30 - Joy Goff-Marcil		Dist 9 - Jason Brodeur		44
School Information								
Elementary School District			Middle School District			High School District		
Altamonte			Milwee			Lyman		
Copyright 2023 © Seminole County Property Appraiser								

\*

11/03/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:11:17  
PROJ # 23-80000147 RECEIPT # 0321934  
OWNER: COLEMAN, CHARLES JR TR  
JOB ADDRESS: 2311 S RONALD REAGAN BLVD LOT #: 0020

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000148	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	LINCOLN TRUST	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

<b>PROJECT NAME:</b>	<b>COLEMAN COMPLEX - PRE-APPLICATION</b>	<b>PROJ #: 23-80000147</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/03/23	
RELATED NAMES:	EP CHARLIE COLEMAN	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-30-509-0A00-0020	
PROJECT DESCRIPTION	PROPOSED REZONE TO DEMOLISH A STRUCTURE TO BUILD A PROFESSIONAL OFFICE AND RESTAURANT ON 0.34 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF RONALD REAGAN BLVD, NORTH OF E ALTAMONTE SPRINGS DR	
NO OF ACRES	0.34	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	R-1	
LOCATION	ON THE EAST SIDE OF RONALD REAGAN BLVD, NORTH OF E ALTAMONTE SPRINGS DR	
FUTURE LAND USE-	MDR	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
CHARLIE COLEMAN 2095 SUSSEX RD WINTER PARK FL 32792 (407) 925-7886 CCOLEMAN73@CFL.RR.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.

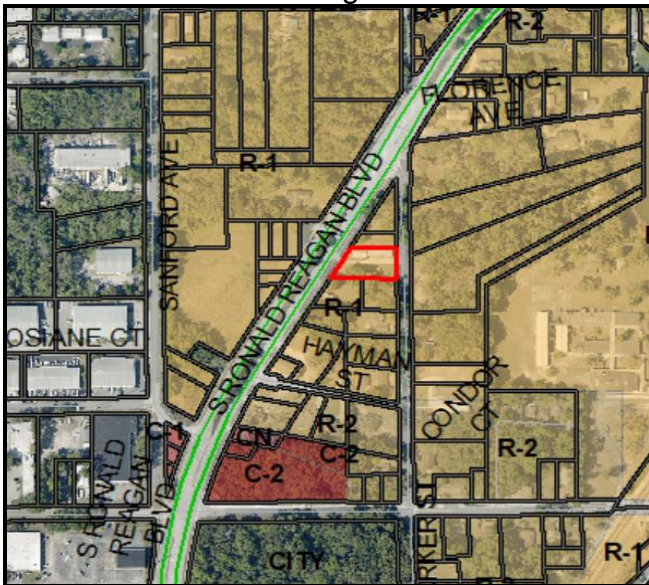
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

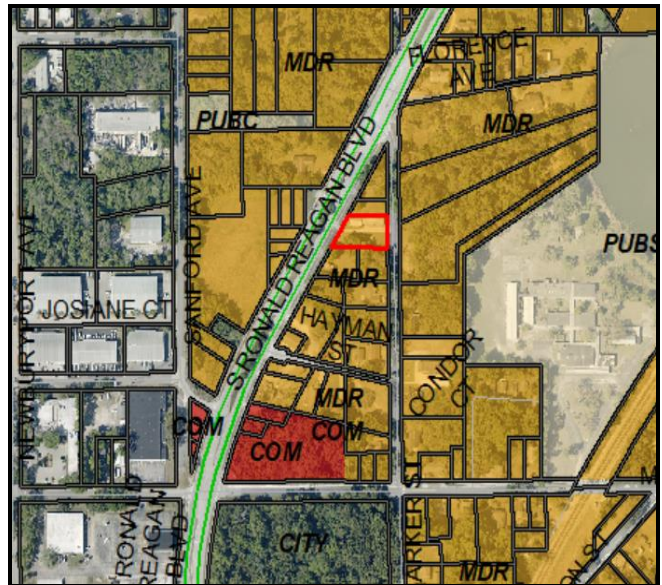
- The property has a Medium Density Residential Future Land Use designation with an R-1 (Single-Family Dwelling) zoning classification.
- The proposed use of an Office/Restaurant is not permitted in the current R-1 (Single-Family Dwelling) Zoning classification.
- Since the subject site is within the “Altamonte Springs Sunrail Station Area”, staff highly recommends that the Applicant reach out to the City of Altamonte Planning Department to discuss the “SunRail Station Area Plan” for this area.

## PROJECT AREA MAPS

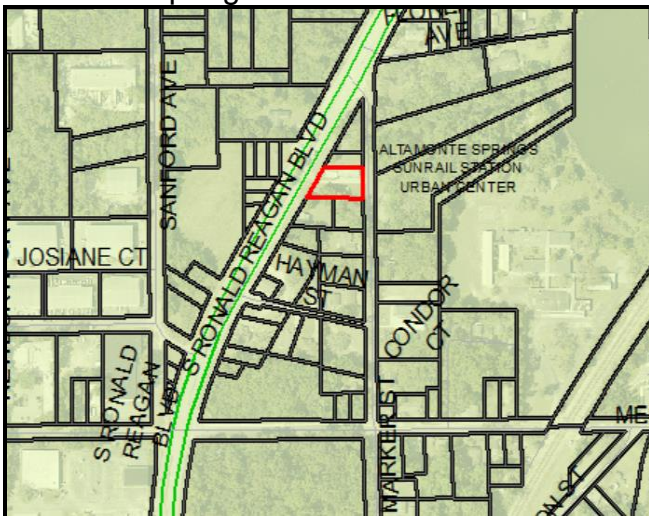
Zoning



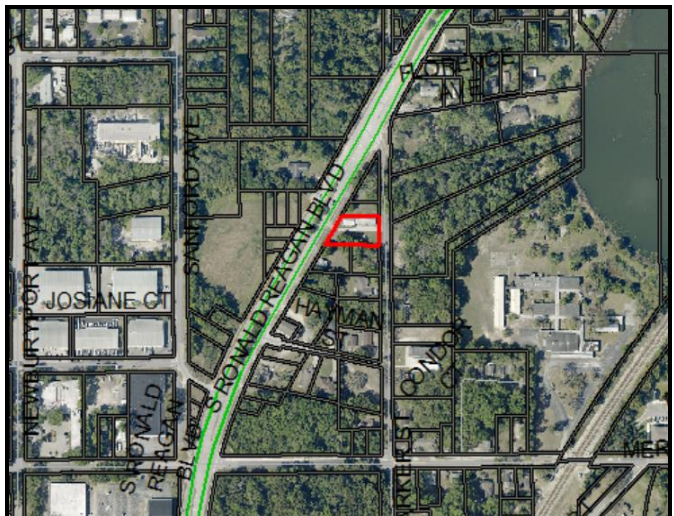
Future Land Use



Altamonte Springs Sunrail Station Urban Center



Aerial





## AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	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. 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
2.	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time.	Info Only
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building. No action required at this time.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Info Only
9.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall	Info Only

		be required. No action required at this time.	
11	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications. No action required at this time.	Info Only
12	Building Division	Depending on when the application for a building permit is submitted, code information may be required to reflect the adoption 8th edition of FBC in early 2024. No action required at this time.	Info Only
13	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR) which allows for a maximum density of 10 Dwelling Units per net buildable acre and allows for the conversion of existing residential units to be converted to residential professional office uses in the Residential Professional (RP) zoning classification. This property would need to rezone to RP to implement this conversion of existing residential units. See FLU-128 of the Seminole County Comprehensive Plan for more information on permitted uses: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Info Only
14	Comprehensive Planning	The subject property is in the East Altamonte Community Development Target Area, which allows for flexible development standards for existing neighborhoods with flexibility in building placement and setbacks. The subject property has a Medium Density Residential Future Land Use, and will need to propose permitted uses in MDR, See FLU-38 of the Seminole County Comprehensive Plan: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf</a>	Info Only
15	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service this development.	Info Only
16	Environmental Services	This development is within Seminole County's sanitary sewer service area but since we do not have sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service this development. Per House Bill 1379, this development would need an enhanced nutrient-reducing (ENR) capable OSTDS since it would be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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. If this development is to be a restaurant, please contact the Florida Department of Environmental Protection to verify if using a septic system would be possible based off of the type of discharges that would be produced.	Info Only
17	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.	Info Only

18	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required if the net new trip generation from the proposed project generates 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	Info Only
19	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 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
20	Planning and Development	The setbacks for the R-1(Single-Family Dwelling) zoning district are: Front Yard: Twenty-Five (25') feet, Rear yard: Thirty (30') feet, Side yard: Seven and half (7.5') feet from the property line.	Info Only
21	Planning and Development	The proposed use of a restaurant is not permitted under the existing R-1(Single Family Dwelling) zoning and Medium Density Residential Future Land Use.	Info Only
22	Planning and Development	The use of a Restaurant will require a Future Land Use Amendment and Rezone from Residential to Commercial.  The trend of development surrounding the subject property is Medium Density Residential; therefore, staff may not support a Future Land Use Amendment and Rezone from Residential to Commercial.	Info Only
23	Planning and Development	The RP (Residential Professional) zoning district permits General office uses, including insurance, real estate, architects, engineering, attorneys, medical, dental, accounting, auditing, bookkeeping services, and other similar office uses.  The RP zoning district is a permitted zoning under the existing Medium Density Residential Future Land Use designation. Staff may support a rezone to RP (Residential Professional); however, based on the narrative it states that the Applicant is proposing to demolish the existing structure. Staff would not support a rezone to RP if the structure were to be demolished.  The intent of the RP (Residential Professional) District is to provide a district where existing residential dwelling structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns. It is further intended that this district would normally be utilized for the conversion of existing	Info Only

		structures.	
24	Planning and Development	<p>Per Sec. 30.49 of the Seminole County Land Development Code - <u>Seminole County requires community meetings</u> for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances, please see link for the following requirements that must be met by the applicant.</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p> <p>New Public Notification Procedures are required, please see link for the following requirements:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
25	Planning and Development	A Rezone to RP (Residential Professional) may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
26	Planning and Development	The RP (Residential Professional) zoning district requires a minimum twenty-five (25) percent open space on site.	Info Only
27	Planning and Development	<p>The City of Altamonte Springs established a Final Report for the "SunRail Station Area Study Plan" for East Altamonte Springs. The subject site is within this study area. Here is a link to the study:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/FinalReportDraft-08212014.pdf</a></p>	
28	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.	Info Only
29	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30	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
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	Info Only
32	Public Works - Engineering	The proposed project is located within the Little Wekiva Cranes Roost drainage basin.	Info Only
33	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Info Only
34	Public Works -	Based on preliminary review, the site is within a landlocked	Info Only



	Engineering	basin but does have an appropriate receiving system. The site will be required to hold the 25-year, 96-hour pre/post volumetric discharge.	
35	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the storm pipe system within the S. Ronald Reagan Blvd right-of-way but is within a landlocked basin.	Info Only
36	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
38	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
39	Public Works - Engineering	Sidewalk will be required along all street frontages, and an accessible route will be required from the proposed building to the right-of-way.	Info Only
40	Public Works - Engineering	Access along S. Ronald Reagan Blvd will be limited to right-in/right-out.	Info Only

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Review Complete	James Van Alstine
Planning and Development	Review Complete	Annie Sillaway
Comprehensive Planning	Review Complete	Tyler Reed
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Natural Resources	No Review Required	Sarah Harttung
Building Division Review Coordinator		Jay Hamm
Buffers and CPTED	Review Complete	Maya Athanas
Impact Analysis Coordination	Review Complete	William Wharton
Building Division	Review Complete	Jay Hamm
Public Works - Engineering	Review Complete	Jose Gomez

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

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