



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, July 23, 2025

9:00 AM

Room 3024 and Hybrid

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

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

DRC & PRE- APPLICATIONS

9:00AM (TEAMS) MOSBY ORANGE BLVD - SITE PLAN

[2025-687](#)

Project Number: 25-06000026

Project Description: Proposed Site Plan for a 282 unit multifamily residential development on 11.82 acres in the C-1 Zoning District on the southwest corner of W SR 46 and Orange Blvd

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

Parcel ID: 25-19-29-300-006A-0000++

BCC District: 5-Herr

Applicant: Corey Canfield (407) 575-1427

Consultant: Brooks Stickler (407) 427-1677

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

COMMENTS ONLY (NO MEETING SCHEDULED)

PS TACO CO ORL - PRE-APPLICATION[2025-660](#)**Project Number:** 25-80000074**Project Description:** Proposed Site Plan for a quick-service taco restaurant on 0.52 acres located in the C-2 Zoning District on the northeast corner of Oxford Rd and Fern Park Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 17-21-30-300-025V-0000**BCC District:** 4-Lockhart**Applicant:** Richard Alleyne (917) 600-7903**Consultant:** Roger Capote (407) 813-4110**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HICKMAN INDUSTRIAL STORAGE YARD - PRE-APPLICATION**[2025-688](#)**Project Number:** 25-80000077**Project Description:** Proposed Site Plan for an industrial building and outdoor storage yard on 12.37 acres in the M-1 Zoning District located on the northwest side of Hickman Dr and James Wesley Ln**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 20-19-30-5TB-0000-0050+**BCC District:** 5-Herr**Applicant:** Ray Williams (919) 698-2704**Consultant:** Jeffrey Rivera (407) 459-8117**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LIFE POINT CHRISTIAN CHURCH - PRE-APPLICATION**[2025-689](#)**Project Number:** 25-80000075**Project Description:** Proposed Special Exception and Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 25-20-29-300-0170-0000**BCC District:** 4-Lockhart**Applicant:** Phil Ayres (407) 385-9725**Consultant:** Richard Dixon (386) 428-5834**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-687

Title:

9:00AM (TEAMS) MOSBY ORANGE BLVD - SITE PLAN

Project Number: 25-06000026

Project Description: Proposed Site Plan for a 282 unit multifamily residential development on 11.82 acres in the C-1 Zoning District on the southwest corner of W SR 46 and Orange Blvd

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

Parcel ID: 25-19-29-300-006A-0000++

BCC District: 5-Herr

Applicant: Corey Canfield (407) 575-1427

Consultant: Brooks Stickler (407) 427-1677



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

PROJ. #: 25-06000026
Received: 6/18/25
Paid: 6/18/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input checked="" type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>88,400</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>208,700</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>297,100</u></p> <p>(TOTAL NEW ISA <u>297,100</u> /1,000 = <u>297.1</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$9,000</u></p> <p><u>EXAMPLE:</u> 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</p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Mosby Orange Blvd MF	
PARCEL ID #(S): 25-19-29-300-006A-0000, 25-19-29-300-0060-0000, 25-19-29-300-0090-0000	
DESCRIPTION OF PROJECT: Proposed 282 Unit Multifamily Development with associated parking and infrastructure	
EXISTING USE(S):	Vac General-Commercial PROPOSED USE(S): Multifamily
ZONING: C- X 0 C-1	FUTURE LAND USE: COM TOTAL ACREAGE: 11.82 BCC DISTRICT: 5
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Corey Canfield

COMPANY: Middleburg Acquisition, LLC

ADDRESS: 2300 Maitland Center Parkway, Suite 116

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-575-1427

EMAIL: ccanfield@middleburg.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: BROOKS STICKLER

COMPANY: Kimley-Horn and Associates, Inc

ADDRESS: 6876 Marwick Lane, Suite 350

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: (407) 427-1677

EMAIL: Brooks.Stickler@kimley-horn.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): CHARLES WHITTALL - SANFORD ORANGE WALK, LLC

ADDRESS: 7940 VIA DELLAGIO WAY suite 200

CITY: Orlando

STATE: FL

ZIP: 32819

PHONE: 407-999-9985

EMAIL: CHUCK@UNICORP.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 CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

- Not applicable

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

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


SIGNATURE OF AUTHORIZED APPLICANT

6/10/25
DATE

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Corey Canfield	COMPANY:	MIDDLEBURG ACQUISITION, LLC
ADDRESS:	2300 Maitland Center Parkway Suite 116		
CITY:	Maitland	STATE:	FL ZIP: 32751
PHONE:	407.575.1427	EMAIL:	ccanfield@middleburg.com

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	BROOKS STICKLER	COMPANY:	Kimley-Horn and Associates, Inc
ADDRESS:	6876 Marwick Lane, Suite 350		
CITY:	Orlando	STATE:	FL ZIP: 32827
PHONE:	(407) 427-1677	EMAIL:	Brooks.Stickler@kimley-horn.com

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S):	ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992		
ADDRESS:	12212 KIRBY SMITH RD		
CITY:	Orlando	STATE:	FL ZIP: 32832
PHONE:	407-340-7043	EMAIL:	AYURKOLAW@GMAIL.COM

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
<input type="checkbox"/>	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.)	
	<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u> <u>DATE ISSUED</u>
	VESTING:	_____
	TEST NOTICE:	_____
<input checked="" type="checkbox"/>	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.	
<input type="checkbox"/>	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

6/10/25

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, CHARLES WHITTALL - SANFORD ORANGE WALK LLC, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-006A-0000 & 25-19-29-300-0060-0000 hereby designates Brooks A. Stickler - Kimley-Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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.

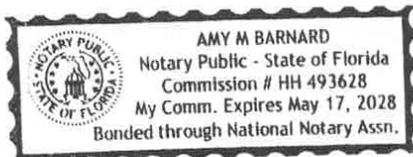
6/10/25
Date


Property Owner's Signature

Charles Whittall, Manager
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 Charles Whittall, Manager of Sanford Orange Walk, LLC (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 10th day of June, 2025.




Notary Public

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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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.

Date 6/13/25

Alison Margaret Yurko
 Property Owner's Signature

ALISON MARGARET YURKO, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992
 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 ALISON MARGARET YURKO (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL DLICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of June, 2025.



Rabina Patan
 Notary Public

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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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.

06/12/2025

Date


Property Owner's Signature

DREW ALBERT YURKO, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992

Property Owner's Printed Name

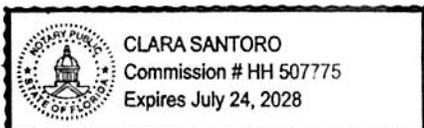
STATE OF FLORIDA
COUNTY OF Collier

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Drew Albert Yurko (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 12th day of June, 2025.




Notary Public

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, ALBERT YURKO TRUST AGREEMENT DATED MARCH 22, 1992, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0900-0000 hereby designates Brooks A. Stickler - Kimley Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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.

June 13, 2025
Date

Leslie Jane Yurko Gill
Property Owner's Signature

LESLIE JANE YURKO GILL, as Successor Co-Trustee of the Albert Yurko Trust dated March 22, 1992
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 Leslie J. Yurko-Gill (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced RUDL as identification, and who executed the foregoing instrument and sworn an oath on this 13 day of June, 2025

Sandy Torres
Notary Public





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Detail by Entity Name

Florida Limited Liability Company
SANFORD ORANGE WALK, LLC

Filing Information

Document Number L21000291242
FEI/EIN Number 87-1345010
Date Filed 06/23/2021
Effective Date 06/23/2021
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Mailing Address

7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Registered Agent Name & Address

BARNARD, AMY M
 7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

UNICORP INVESTORS III, LLC

7940 VIA DELLAGIO WAY, SUITE 200
 ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	04/25/2024
2025	04/28/2025

Document Images

04/28/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
06/23/2021 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

UNICORP INVESTORS III, LLC

Filing Information

Document Number	L13000094943
FEI/EIN Number	47-1548129
Date Filed	07/02/2013
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/18/2016
Event Effective Date	NONE

Principal Address

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Mailing Address

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Registered Agent Name & Address

BARNARD, AMY M
7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

CW Family, LLLP

7940 VIA DELLAGIO WAY
SUITE 200
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
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2023	04/28/2023
2024	04/26/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
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04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- LC Name Change	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
07/02/2013 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Partnership

CW FAMILY, LLLP

Filing Information

Document Number A09000000154
FEI/EIN Number 26-4439619
Date Filed 03/05/2009
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO, SUITE 200
 ORLANDO, FL 32819

Changed: 04/13/2009

Mailing Address

7940 VIA DELLAGIO, SUITE 200
 ORLANDO, FL 32819

Changed: 04/13/2009

Registered Agent Name & Address

BARNARD, AMY
 7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Name Changed: 04/15/2011

Address Changed: 04/28/2010

General Partner Detail

Name & Address

Document Number L09000021970

CW FAMILY, LLC

7940 VIA DELLAGIO WAY, SUITE 200
 ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2023	04/20/2023
2024	04/11/2024
2025	04/16/2025

Document Images

04/16/2025 -- ANNUAL REPORT	View image in PDF format
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04/22/2021 -- ANNUAL REPORT	View image in PDF format
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01/21/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Domestic LP	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

CW FAMILY, LLC

Filing Information

Document Number L09000021970
FEI/EIN Number 26-4439505
Date Filed 03/05/2009
State FL
Status ACTIVE

Principal Address

7940 VIA DELLAGIO, STE 200
 ORLANDO, FL 32819

Changed: 04/06/2009

Mailing Address

7940 VIA DELLAGIO, STE 200
 ORLANDO, FL 32819

Changed: 04/06/2009

Registered Agent Name & Address

BARNARD, AMY
 7940 VIA DELLAGIO WAY
 SUITE 200
 ORLANDO, FL 32819

Name Changed: 04/15/2011

Address Changed: 04/27/2010

Authorized Person(s) Detail

Name & Address

Title MGR

WHITTALL, CHARLES

7940 VIA DELLAGIO, STE 200
 ORLANDO, FL 32819

Title MGR

WHITTALL, RONNA M
7940 VIA DELLAGIO, STE 200
ORLANDO, FL 32819

Annual Reports

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2025	04/16/2025

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04/20/2019 -- ANNUAL REPORT	View image in PDF format
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04/22/2015 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- ANNUAL REPORT	View image in PDF format
02/11/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Florida Limited Liability	View image in PDF format

WARRANTY DEED TO TRUSTEE
Unrecorded Trust

SEMINOLE CO. FL.

STATE OF FLORIDA
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.

262837

1992 APR -8 AM 10:13

RECORDED & VERIFIED

KNOW ALL MEN BY THESE PRESENTS, that the Grantors, ALBERT YURKO and JANIE MARGARET YURKO, his wife, 1144 Windsong Road, Orlando, Florida 32809, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is acknowledged, does hereby grant and convey to Grantee, ALBERT YURKO, as Trustee of the ALBERT YURKO Trust Agreement dated March 22, 1992, the following described real estate in the County of Seminole, and State of Florida:

An undivided 1/2 interest in and to the following described property, to wit:

Beginning 230 feet North of the West Quarter Section Post of Section 30, Township 19 South, Range 30 East, said point being 2149.4 feet South of the Northeast Corner of Government Lot 1, Section 25, Township 19 South, Range 29 East, run West 804.4 feet to the center of State Road #46, (Old S.R. 46) thence North 44 degrees 31 minutes West 79.4 feet, North 605.9 feet, East 660 feet, South 662.4 feet to beginning (less road right-of-way of Orange Boulevard and State Road #46) (Old S.R. 46).

hereinafter referred to as "the Property" or the "real estate").

TO HAVE AND TO HOLD the above-described real estate in fee simple together with the appurtenances thereto in trust and for the purposes set forth in this Deed.

Full power and authority is granted by this Deed to Trustee or his successors to protect, conserve, sell, lease, improve, encumber or otherwise to manage, improve and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in relations to the real estate or any part of it which shall be conveyed, contracted to be sold, improved, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of any Trust Agreement; and every deed, trust deed, mortgage, contract for improvements, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, contract for improvement, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, contract for improvement, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries under the Trust Agreement, as their attorney in fact, by this Deed irrevocably appointed for that purpose, or, at the election of Trustee, in his own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons

Documentary Tax Pd. \$ 600
Intangible Tax Pd.
Maryanne Morse, Clerk Seminole
County, FL

Orderance. Dittmer

claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey this land; and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this presents, this 22 day of March, 1992.

Signed, sealed and delivered in the presence of,

James B. Padgett
James B. Padgett Witness

Albert Yurko
ALBERT YURKO, Grantor

Janice K. Padgett
Janice K. Padgett Witness

Janie Margaret Yurko
JANIE MARGARET YURKO, Grantor

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ALBERT YURKO and JANIE MARGARET YURKO, his wife, to me personally known, who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March, 1992.

Terrance H. Dittmer
NOTARY PUBLIC
Name: TERRANCE H. DITTMER
Commission #: AA676715
My Commission Expires: 6/25/93



This Instrument prepared by:
TERRANCE H. DITTMER, ESQ.
Florida Bar #210471
Dittmer & Wohlust, P.A.
230 Lookout Place
Post Office Box 941690
Maitland, Florida 32794-1690
(407) 539-0009

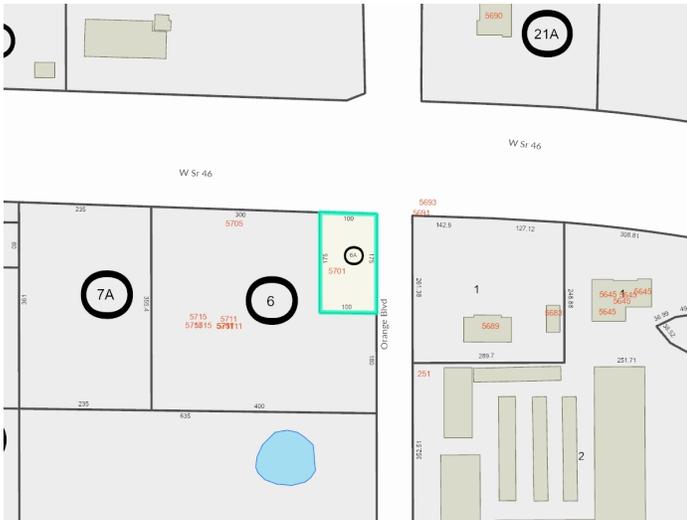
OFFICIAL RECORDS
BOOK PAGE
2412 0864
SEMIHOLE CO. FL.

Property Record Card



Parcel: **25-19-29-300-006A-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **SANFORD ORANGE WALK LLC**
 2025 Market Value \$440,100 Assessed Value \$260,260 Taxable Value \$260,260
 2024 Tax Bill \$3,125.25
 Vac General-Commercial property has a lot size of 0.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-006A-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$440,100	\$236,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$440,100	\$236,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$179,840	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$260,260	\$236,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,125.25
Tax Bill Amount	\$3,125.25
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
 BEG INT SLY LI ST RD 46 &
 WLY LI ORANGE BLVD RUN W
 100 FT S 175 FT E 100 FT N
 175 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$260,260	\$0	\$260,260
Schools	\$440,100	\$0	\$440,100
FIRE	\$260,260	\$0	\$260,260
ROAD DISTRICT	\$260,260	\$0	\$260,260
SJWM(Saint Johns Water Management)	\$260,260	\$0	\$260,260

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Improved	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Improved	No
WARRANTY DEED	1/1/2006	\$705,000	06093/1686	Improved	Yes
QUIT CLAIM DEED	9/1/2000	\$100	03946/0284	Improved	No
QUIT CLAIM DEED	11/1/1998	\$100	03579/0361	Improved	No
QUIT CLAIM DEED	2/1/1991	\$14,400	02282/0953	Improved	No
WARRANTY DEED	1/1/1977	\$25,000	01130/1961	Improved	Yes
WARRANTY DEED	1/1/1977	\$20,000	01120/1426	Vacant	No

Land

Units	Rate	Assessed	Market
17,604 SF	\$25/SF	\$440,100	\$440,100

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00034	COMPLETE DEMOLITION VACANT RETAIL	\$10,000		1/5/2015
08497	ELECTRIC WIRING	\$2,100		8/1/2002
01336	WALL SIGN	\$0		2/1/2002
06284	REMOVE U/G GAS TANKS; HANDY WAY	\$6,000		9/1/1997
03035	HANDY WAY UNDERGROUND TANKS #5110; PAD PER PERMIT 5690 ST RD 46 W	\$80,000		5/1/1997
07823	HANDY WAY INTERIOR	\$12,000		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

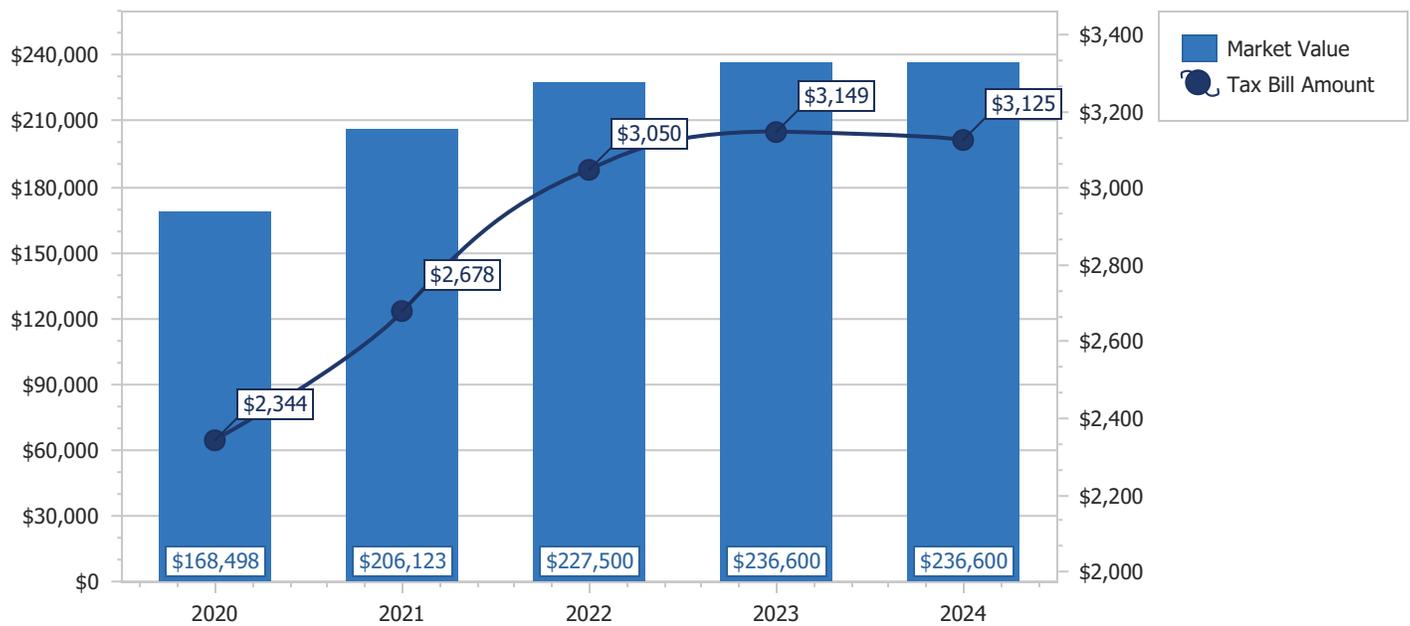
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **25-19-29-300-0060-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **SANFORD ORANGE WALK LLC**
 2025 Market Value \$1,584,084 Assessed Value \$1,517,771 Taxable Value \$1,517,771
 2024 Tax Bill \$18,225.67
 Vac General-Commercial property has a lot size of 2.87 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0060-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,584,084	\$1,379,792
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,584,084	\$1,379,792
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$66,313	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,517,771	\$1,379,792

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,225.67
Tax Bill Amount	\$18,225.67
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
 E 425 FT OF N 1487 FT OF
 GOVT LOT 1 S OF ST RD 46
 (LESS N 175 FT OF E 125 FT
 & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,517,771	\$0	\$1,517,771
Schools	\$1,584,084	\$0	\$1,584,084
FIRE	\$1,517,771	\$0	\$1,517,771
ROAD DISTRICT	\$1,517,771	\$0	\$1,517,771
SJWM(Saint Johns Water Management)	\$1,517,771	\$0	\$1,517,771

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Vacant	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Vacant	No
WARRANTY DEED	3/1/2005	\$1,250,000	05658/0804	Vacant	Yes
WARRANTY DEED	8/1/2001	\$300,000	04188/0065	Vacant	Yes
CERTIFICATE OF TITLE	11/1/1996	\$111,000	03162/1264	Improved	No
WARRANTY DEED	1/1/1974	\$13,500	01008/1145	Improved	Yes

Land

Units	Rate	Assessed	Market
125,224 SF	\$12.65/SF	\$1,584,084	\$1,584,084

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

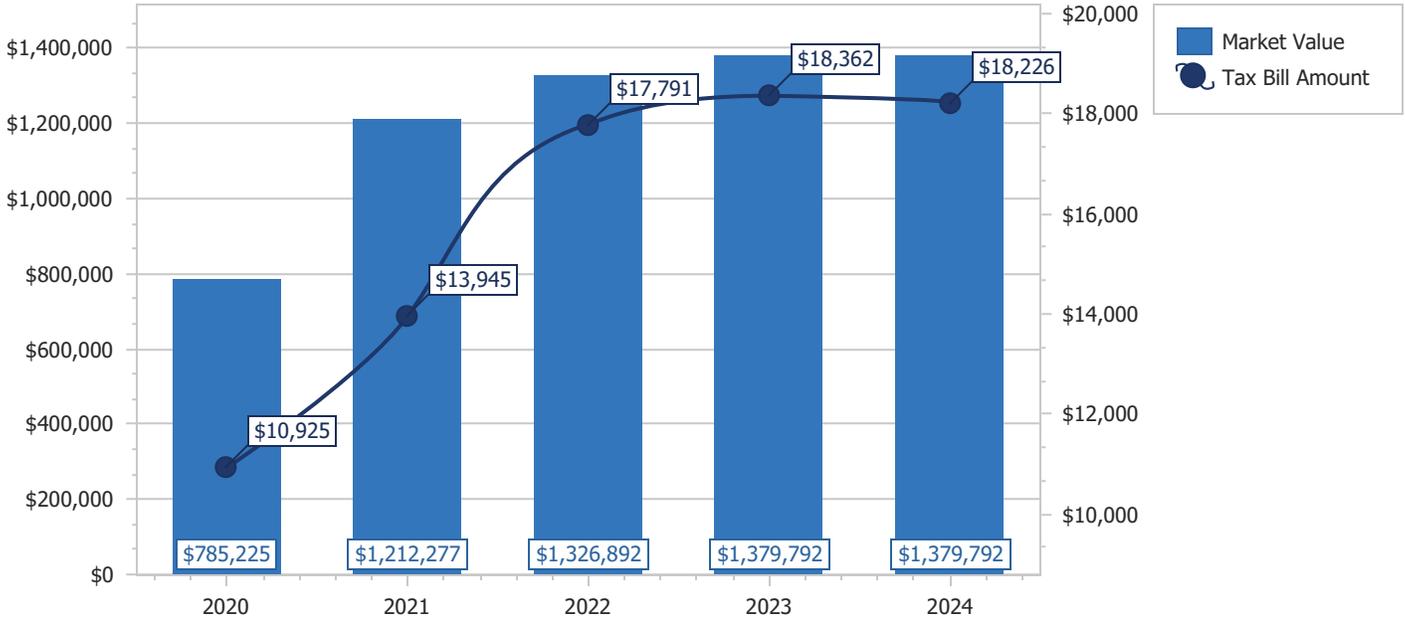
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **25-19-29-300-0090-0000**
 Property Address:
 Owners: **ALBERT YURKO TRUST AGREEMENT TRUST; GILL, LESLIE J Y SUCC TR; YURKO, ALISON M S...**
 2025 Market Value \$2,657,993 Assessed Value \$1,092,978 Taxable Value \$1,092,978
 2024 Tax Bill \$20,519.11 Tax Savings with Non-Hx Cap \$11,107.77
 Vac General-Commercial property has a lot size of 8.95 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0090-0000
Property Address	
Mailing Address	12212 KIRBY SMITH RD ORLANDO, FL 32832-6035
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,657,993	\$2,394,343
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,657,993	\$2,394,343
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,565,015	\$1,400,727
P&G Adjustment	\$0	\$0
Assessed Value	\$1,092,978	\$993,616

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$31,626.88
Tax Bill Amount	\$20,519.11
Tax Savings with Exemptions	\$11,107.77

Owner(s)

Name - Ownership Type

ALBERT YURKO TRUST AGREEMENT TRUST - Trust
 GILL, LESLIE J Y SUCC TR - Successor Trustee
 YURKO, ALISON M SUCC TR - Successor Trustee
 YURKO, DREW SUCC TR - Successor Trustee

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
S 662.4 FT OF N 2149.4 FT
OF E 10 CH OF LOT 1 E OF
ST RD 46 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,092,978	\$0	\$1,092,978
Schools	\$2,657,993	\$0	\$2,657,993
FIRE	\$1,092,978	\$0	\$1,092,978
ROAD DISTRICT	\$1,092,978	\$0	\$1,092,978
SJWM(Saint Johns Water Management)	\$1,092,978	\$0	\$1,092,978

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1992	\$100	02412/0863	Vacant	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0454	Improved	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0453	Improved	No

Land

Units	Rate	Assessed	Market
337,232 SF	\$7.88/SF	\$2,657,388	\$2,657,388
1.21 Acres	\$500/Acre	\$605	\$605

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

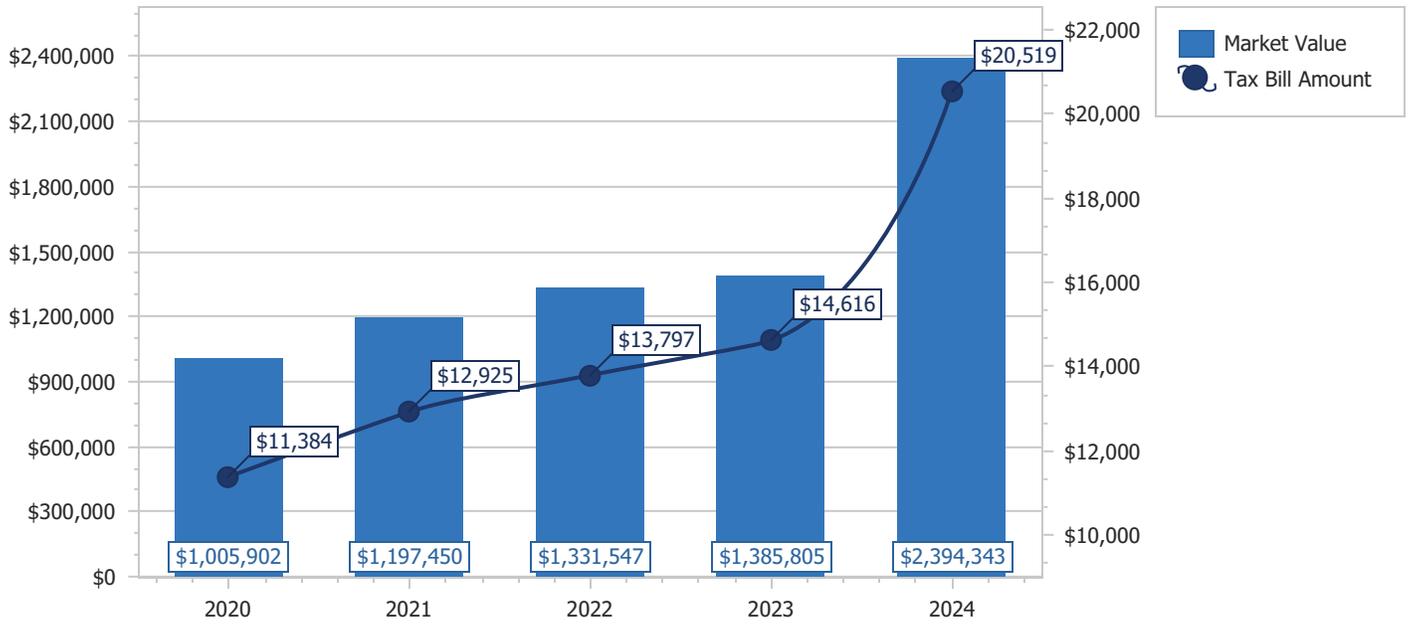
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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6/19/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 12:06:49
 PROJ # 25-06000026 RECEIPT # 0171157
 OWNER:
 JOB ADDRESS: LOT #:

SITE PLAN	9000.00	9000.00	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....: 9000.00

AMOUNT RECEIVED.....: 9000.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002575	
CASH/CHECK AMOUNTS...:	9000.00	
COLLECTED FROM:	MIDDLEBURG DEVELOPMENT LL	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

*

6/19/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 12:07:45
 PROJ # 25-06000026 RECEIPT # 0171158
 OWNER:
 JOB ADDRESS: LOT #:

MAJOR CONCURRENCY TEST	800.00	800.00	.00
------------------------	--------	--------	-----

TOTAL FEES DUE.....:	<u>800.00</u>		
----------------------	---------------	--	--

AMOUNT RECEIVED.....:		<u>800.00</u>	
-----------------------	--	---------------	--

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002576	
CASH/CHECK AMOUNTS...:	800.00	
COLLECTED FROM:	MIDDLEBURG DEVELOPMENT LL	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

PROJECT NAME:	MOSBY ORANGE BLVD - SITE PLAN	PROJ #: 25-06000026
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/19/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	25-19-29-300-006A-0000++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 11.82 ACRES IN THE C-1 ZONING DISTRICT ON THE SOUTHWEST CORNER OF W SR 46 AND ORANGE BLVD	
NO OF ACRES	11.82	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTHWEST CORNER OF W SR 46 AND ORANGE BLVD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
COREY CANFIELD MIDDLEBURG DEVELOPMENT LLC 2300 MAITLAND CENTER PWKY MAITLAND FL 32751 (407) 575-1427 CCANFIELD@MIDDLEBURG.COM	BROOKS STICKLER KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 427-1677 BROOKS.STICKLER@KIMLEY-HORN.COM	

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

NO.	DEPARTMENT	COMMENT	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffer requirements will be: North (SR 46 Scenic Corridor): 0.5 Opacity, Twenty-five (25) foot buffer, 2.70 plant units per 100', 6' high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8). The Development Services Director may waive segments of any required fence or wall in order to ensure viability of traffic for safety purposes. South: 0.7 opacity (adjacent to the vacant residential lot), forty (40) foot buffer width, 2.90 opacity with a six (6) foot high brick wall and the southeast portion (adjacent to the vacant commercial lot), 0.3 opacity, fifteen (15) foot buffer width, 2.60 plant units, East: 0.5 opacity (along the northeast portion of the site that faces Orange Blvd) twenty-five (25) foot buffer width, 2.70 plant units, 6' high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8), a six (6) high masonry wall (all freestanding walls, which front SR 46 and that corners Orange Blvd must made of brick per Sec. 30.10.11.8) and Northwest: Along the northwest portion of the site requires a 0.7 opacity, forty (40) foot buffer with 2.90 plan units, plus a six (6) foot high masonry wall. West: 0.7 opacity, 2.90 plant units and a six (6) foot high masonry wall. Southwest (adjacent to SR 429) requires a 0.5 opacity with a twenty-five (25) foot buffer width, 2.70 plant units and a six (6) foot high masonry wall and only plant unit "c" can be used for plantings.	Info Only
4.	Buffers and CPTED Annie Sillaway	On sheet LS-00 Landscape notes, please revise the location of buffer in the landscape buffer requirement table to state north, northeast, south, southwest, east, and west instead of front, side, or rear.	Unresolved
5.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
6.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan.	Unresolved

	Annie Sillaway	Provide a note indicating that supplemental landscaping will be provided as needed to maintain a ___ opacity (_____ plant groups per 100') in the event that the existing vegetation is not adequate or is removed/destroyed for any reason.	
7.	Buffers and CPTED Annie Sillaway	Residential zoning to the west and a portion of the southeast of the site will trigger a parking buffer requirement under SCLDC Sec. 30.14.8.	Info Only
8.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southwest portion of the property, only understory trees and shrubs may be planted.	Info Only
9.	Buffers and CPTED Annie Sillaway	Buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
10.	Buffers and CPTED Annie Sillaway	On the landscape plan please show any existing trees along the north, south, east, and west portions of the property that may be counted toward the landscape buffers.	Unresolved
11.	Buffers and CPTED Annie Sillaway	Per SCLDC Sec. 30.10.9 (d) (6) - Areas of the State Road 46 scenic corridor buffer, except for existing single-family lots, regardless of size, and except for proposed single-family lots that are a minimum of one (1) acre in area, that do not meet the following standards shall be supplemented to bring them into compliance with these standards: a. Four (4) canopy trees per one hundred (100) linear feet; and b. Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1) inches caliper and six (6) feet tall at the time of planting); and c. Sixteen (16) shrubs per one hundred (100) linear feet. d. Canopy and understory trees may be clustered to accent entrances or other design features of the site. Please revise the north buffer to meet the following landscape count.	Unresolved
12.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Unresolved
13.	Buffers and CPTED Annie Sillaway	On the landscape sheets, the buffer widths do not match the required opacities that are stated in the landscape buffer requirement table (for example, side adjacent to LDR states 0.7 opacity and the site plan shows 25' instead of the required 40' buffer width). Please revise the buffer widths on the landscape plans and site plan sheets to be consistent with the required buffers. A buffer diagram has been uploaded into the resources folder for reference.	Unresolved

14.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section. Please show the screening in an elevation view for the apartments.	Unresolved
15.	Buffers and CPTED Annie Sillaway	The subject property is within the SR 46 Scenic Corridor Overlay and the SR 46 Gateway Corridor Overlay. The proposed development would be required to follow the section that is more restrictive, which is SR 46 Scenic Corridor Overlay.	Info Only
16.	Buffers and CPTED Annie Sillaway	On the landscape plan, please show that at least seventy-five (75) percent of all required trees and shrubs shall be native plant species as set forth in the Land Development Code. Selected landscaping shall re-establish native habitat. Additionally, no plants on the Department of Environmental Protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used.	Unresolved
17.	Buffers and CPTED Annie Sillaway	On the landscape plan, if there are these items (a. Underground utilities; and b. Access, in accordance with the provisions of this Part; and c. Retention/detention, provided that placement in the landscape buffer provides more protection for native canopy and understory trees located elsewhere on the site. d. One (1) ground sign in accordance with the provisions of Sections 30.10.9.6(b)(5) and 30.10.9.6(b)(6) of this Part) located in the scenic corridor setback, please show the location of the item and place a call out of what the item is.	Unresolved
18.	Buffers and CPTED Annie Sillaway	The proposed project is within the SR 46 Scenic Corridor under Sec. 30.10.9 (d) and the SR 46 Gateway Corridor under Sec. 30.10.11.4, and will be required to follow the landscape and bufferyard requirements under the SR 46 Scenic Corridor.	Info Only
19.	Buffers and CPTED Annie Sillaway	On the landscape plan, please revise the Maui Red Ixora, Bush Allamanda, and Japanese Privet to Florida native plant species. Per Section 30.10.9(d)(1) of the Land Development Code, at least seventy-five (75) percent of all required trees and shrubs must be native species. Selected landscaping should also contribute to the re-establishment of native habitat. Additionally, no species listed on the Florida Department of Environmental Protections prohibited list or the Florida Exotic Pest Plant Councils Category I or II invasive species lists may be used. Please update the landscape plan to demonstrate compliance with the seventy-five (75) percent native species requirement.	Unresolved
20.	Buffers and CPTED	On the landscape plan, per Sec. 30.10.9 (5) - No clearing within the scenic corridor setback or buffer shall be	Info Only

	Annie Sillaway	permitted except in conjunction with a permit issued for development authorized under the provisions of this Part or for public safety requirements. Specimen trees shall be preserved to the maximum extent possible.	
21.	Buffers and CPTED Annie Sillaway	On the landscape plan, a there are several internal parking bays are less than four hundred (400) square feet in area, please revise to show that all the internal landscape breaks are a minimum of four hundred square feet as per Sec. 30.1.9 (d) a requirement in the SR 46 Gateway Corridor Overlay.	Unresolved
22.	Buffers and CPTED Annie Sillaway	On the landscape sheet, please revise the Maui Red Ixora, Bush Allamanda, and Japanese Privet to a Florida native plant type.	Unresolved
23.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.11 (g) - Landscaped areas shall be irrigated and the property owner shall be responsible for the purchase, installation, maintenance, and irrigation of all required landscaping and the purchase, installation, and maintenance of irrigation systems.	Info Only
24.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.11.8 Walls (SR 46 Gateway Corridor Overlay) (a) All freestanding walls, sound barriers, ground sign enclosures, planters, and similar structures, as determined by the Planning Manager, which front State Road 46 or a major intersection within the corridor, as determined by the Planning Manager, shall be constructed of brick. (b) Alternate entrance features such as rock, stone and metal structures may be approved if the Planning Manager determined that the alternative would be consistent with the purposes set forth in Section 30.10.11.1.	Info Only
25.	Buffers and CPTED Annie Sillaway	On the landscape details sheet, please revise the table to list the proposed buffer width (i.e.- B1 - 0.5, 25' buffer width).	Unresolved
26.	Buffers and CPTED Annie Sillaway	On the landscape details sheet, assign a number to each buffer in the table that corresponds to the buffer number callouts shown on the related sheets.	Unresolved
27.	Buffers and CPTED Annie Sillaway	On the landscape sheets, the stormwater pond encroaches into the buffer area. While the Applicant may allow the pond to encroach, the required plantings must still be provided. Please demonstrate that the pond will not negatively impact the landscape buffers or the required plantings.	Unresolved
28.	Buffers and CPTED Annie Sillaway	On the landscape sheets, there is a sidewalk that is encroaching into the west and south buffer. Please revise the landscape sheets to relocate the sidewalk outside of the landscape buffers.	Unresolved
29.	Buffers and	Per Sec. 30.14.5 - The Development Services Director	Unresolved

	CPTED Annie Sillaway	may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes. The Applicant can request the requirement for a 6' high metal fence along the north and east portions of the site instead of a wall.	
30.	Comprehensive Planning Maya Athanas	The proposed number of units is not consistent with the Future Land Use Designation of Commercial (COM). The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. However, since the underlying zoning allows multifamily uses, limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of total floor area, a development consistent with the C-1 zoning district would be considered permitted. Please resubmit in consistency with the zoning and FLU designation.	Unresolved
31.	Comprehensive Planning Maya Athanas	The maximum intensity permitted in this designation is 0.35 floor area ratio. Please revise to be consistent.	Unresolved
32.	Comprehensive Planning Maya Athanas	Per the Live Local Act, a development utilizing the Act is not allowed in the Wekiva Study Area, as described in s. 369.316. Please resubmit in compliance with Policy FLU 2.3.2 and Policy FLU 5.3.3 of the Seminole County Comprehensive Plan.	Unresolved
33.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
34.	Environmental Services James Van Alstine	On Sheet C0.0: Cover Sheet, please update the water, sanitary, and reclaim contact and phone number to the following: Utilities Engineering and (407) 665-2024.	Unresolved
35.	Environmental Services James Van Alstine	On Sheet C6.0: Overall Utility Plan, please update utility note to include reclaim as well.	Unresolved
36.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2 and C6.3: Utility Plan, please update the potable water wet tap callouts to specify tapping existing 24" PVC water main with 24"x8" tapping sleeve and valve. Please update the force main wet tap callout to specify tapping existing 24" PVC force main with 24"x4" tapping sleeve and valve. Also, this doesn't appear to be a back tap, please clarify.	Unresolved

37.	Environmental Services James Van Alstine	On Sheet C6.2 and C6.3: Utility Plan, please provide callouts that specify the pipe material in public ROW such as 8" C900 DR 18 PVC water main and 4" C900 DR 18 PVC force main. Additionally, please provide callouts that clarify the method of crossing the road. Will this be open trenching with a road way open cut? Horizontal directional drill or jack and bore? If directionally drilled, the pipe material shall be SDR 11 HDPE for those portions.	Unresolved
38.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, C6.3, and C6.4: Utility Plan, please specify that the proposed fire hydrants are private by updating the callouts accordingly. The purpose for this is to help the fire department to determine who owns/maintains each respective fire hydrant during inspections.	Unresolved
39.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please provide and callout a backflow prevention device for what I assume is a 1" hose bibb water line for the proposed lift station. Additionally, provide a callout for the lift station that specifies it as a private lift station.	Unresolved
40.	Environmental Services James Van Alstine	On Sheet C6.2: Utility Plan, please reroute the 3" PVC water service connection for the northern Type 2 building. Reroute away from the drainage structure.	Unresolved
41.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, and C6.3: Utility Plan, please provide sewer cleanout and manhole inverts.	Unresolved
42.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, please relocate the proposed 4" gate valve for the force closer to the property line and update this to be a 4" plug valve instead.	Unresolved
43.	Environmental Services James Van Alstine	On Sheets C8.0, C8.1, and C8.2: Seminole County Standard Details, please add SD 108, 109, 113, 115, 304, 314, and 506. Please remove SD 110, 203, 501, and 502.	Unresolved
44.	Environmental Services James Van Alstine	On Sheet C6.1, C6.2, C6.3, and C6.4: Utility Plan, please provide pipe conflict callouts or details for each crossing of proposed water, sewer, fire, and storm pipe so that I can ensure that the minimum required vertical separations are met (both onsite and offsite).	Unresolved
45.	Environmental Services James Van Alstine	On Sheet C6.1: Utility Plan, provide a callout for the proposed reclaim irrigation connection. This should be done with a 16"x2" service saddle and 2" SDR9 PE Tubing up to the 2" reclaim irrigation meter (located just outside the property line within the ROW). Also per SD	Unresolved

		504, no backflow prevention is required for reclaim water systems.	
46.	Environmental Services James Van Alstine	For the irrigation system, what will be the required maximum gpm reclaim water demand be at any given time for this development? Our 2" reclaim irrigation meters can handle up to 100 gpm at maximum continuous operation but that seems excessive. A smaller meter may be appropriate.	Unresolved
47.	Environmental Services James Van Alstine	On Sheet LS-01: Landscape Plans, there appears to be a tree near the proposed 8" water master meter and utility easement. Please relocate away or remove.	Unresolved
48.	Environmental Services James Van Alstine	On Sheet LS-05: Landscape Plans, there appears to be a tree near the proposed 8" water master meter and utility easement. Please relocate away or remove.	Unresolved
49.	Environmental Services James Van Alstine	On Sheet C6.2 and C6.3: Utility Plan, please provide and callout a 15" wide utility easement along the 8" water main and 8" water master meters extending from the property/ROW line all the way to the backside of the 8" water master meters. Title the callout "proposed 'x?' utility easement" (i.e. proposed 30'x15' utility easement).	Unresolved
50.	Natural Resources Sarah Harttung	Please show existing and proposed grade for each area of proposed tree preservation. Trees 2 and 7 are of particular concern, as the proposed grade is 3-4 feet higher than existing. All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
51.	Natural Resources Sarah Harttung	Please indicate which trees are proposed to be removed and saved in the tree table on sheet TD-00.	Unresolved
52.	Natural Resources Sarah Harttung	With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6	Unresolved

53.	Natural Resources Sarah Harttung	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6	Unresolved
54.	Natural Resources Sarah Harttung	Impervious area. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground.	Unresolved
55.	Natural Resources Sarah Harttung	Please indicate which trees are proposed to be removed and saved in the tree table on sheet TD-00.	Unresolved
56.	Natural Resources Sarah Harttung	With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6	Info Only
57.	Natural Resources Sarah Harttung	The area of the project that falls under the aquifer recharge overlay design standards approximates the extent of the Tavares-Millhopper Complex soil type. Please show compliance with the aquifer recharge overlay design standards.	Unresolved
58.	Natural Resources Sarah Harttung	Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake. Please provide details on the drainage plan demonstrating the use of bio-retention and the flow direction for each downspout. SCLDC 30.10.5.14(d).	Unresolved
59.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Unresolved
60.	Natural Resources Sarah Harttung	Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by	Unresolved

		the best available data) shall be prohibited. 30.10.5.10(b)(2)	
61.	Natural Resources Sarah Harttung	An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained from a delineated wetland.	Unresolved
62.	Planning and Development Annie Sillaway	As of July 1, 2025, subsection (7) of the Live Local Act can no longer be applied to the subject property since it is located within the Wekiva Study Area. Thus, the Applicant is advised to modify the request to meet the Seminole County Comprehensive Plan and the Seminole County Land Development Code requirements.	Info Only
63.	Planning and Development Annie Sillaway	Please see the letter sent to Rebecca Wilson, attorney for the project, Seminole County Attorney's Office dated June 19, 2025. This letter provides the County's legal opinion as to the applicability of the Live Local Act to properties within the Wekiva Study Area. As provided in this correspondence, the Florida legislature removed application of the Live Local Act completely from the Wekiva River Study Area. As such there are no previous versions of the Live Local Act that apply to this area because it is specifically excluded from the application. As stated, review of your site plan application will only proceed pursuant to the current Seminole County Comprehensive Plan and Land Development Code regulations.	Info Only
64.	Planning and Development Annie Sillaway	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: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
65.	Planning and Development Annie Sillaway	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
66.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us	Unresolved

67.	Planning and Development Annie Sillaway	Per Sec. 40.53 (8) - Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one (1) inch equals two thousand (2,000) feet. On the coversheet, please place a scale for the vicinity map.	Unresolved
68.	Planning and Development Annie Sillaway	On the site plan sheets, please provide the linear dimensions of the site per Sec. 40.53 (9).	Unresolved
69.	Planning and Development Annie Sillaway	On the overall site plan sheet under site data, please provide the total gross square footage of each apartment building and number of stories.	Unresolved
70.	Planning and Development Annie Sillaway	The maximum building height in the C-1 (Retail Commercial) and R-3 (Multi-Family Dwelling) are thirty-five (35) feet. On the overall site plan sheet under the site data table, please revise to state the maximum allowable building height and the proposed building height.	Unresolved
71.	Planning and Development Annie Sillaway	<p>The proposed development is within the Wekiva River Protection Area, Wekiva Study Area and the East Lake Sylvan Transitional Area. Wekiva and Econlockhatchee River Protection</p> <p>A. Regardless of the future land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act (Part II, Chapter 369, Florida Statutes), and the provisions of this Plan adopted to conform to said Act.</p> <p>C. As additional protection to groundwater and surface water, development activity within the Wekiva River Protection Area, including the placing or depositing of fill within wetlands and the one-hundred-year floodplain as identified by Federal Emergency Management Agency, shall be prohibited, except in cases of overriding public interest.</p> <p>The Applicant is required to demonstrate how it meets the provisions of the Wekiva River Protection Act under Part II, Chapter 369.</p>	Unresolved
72.	Planning and Development Annie Sillaway	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Unresolved

73.	Planning and Development Annie Sillaway	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
74.	Planning and Development Annie Sillaway	Place a note on the site plan that states: The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urll/Bear-Management-Ordinance-Final-Approved-Document.pdf	Unresolved
75.	Planning and Development Annie Sillaway	The project is located in the Aquifer Recharge area. Pervious parking is required and the parking stall size may be reduced per SCLDC Sec. 30.10.1.6 (1). Under the site data, please state the total amount of pervious parking on site.	Unresolved
76.	Planning and Development Annie Sillaway	The project is located in the Aquifer Recharge area. The impervious area on the site may not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. per SCLDC Sec. 30.10.1.7. On the site plan under the site data, please revise the impervious parking to state the total percentage of imperious area on site.	Unresolved
77.	Planning and Development Annie Sillaway	The landscaping shall have 20% minimum of low water use plant material provided and a maximum of 40% high water use plant material per SCLDC Sec. 30.1229(a)(2). On the landscape plan, please provide the total percentage of high water use plants and low water use plants on site.	Unresolved
78.	Planning and Development Annie Sillaway	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
79.	Planning and Development Annie Sillaway	On the site plan sheets, please provide the linear dimensions of the boundary of the site.	Unresolved
80.	Planning and Development Annie Sillaway	On the overall site plan sheet, under the site data section, please include the required building setbacks for the R-3 zoning district. The setbacks are as follows: Front Twenty-five (25) feet, Side - Twenty-five (25) feet, Rear: Twenty-five (25) feet.	Unresolved
81.	Planning and Development Annie Sillaway	On each site plan sheet, please provide dimensions for all structures and dimension the distance from each structure to all parcel boundaries on the site.	Unresolved
82.	Planning and	On the site plan sheets, it looks like there are curbs being	Unresolved

	Development Annie Sillaway	used as wheel stops. Please revise to show the walkway to be a minimum of seven (7) feet in width to accommodate up to a two (2) foot overhang as stated under Sec. 30.11.6 (c)(2).	
83.	Planning and Development Annie Sillaway	<p>On the overall site plan sheet under the site data table, please provide the minimum number of bicycle parking spaces as required under Sec. 30.11.7.4, Table 11.7A for Multi-Family - Long Term 1:5 units (minimum 2) and Short Term 1:10 units.</p> <p>30.11.7.5 Location.</p> <p>(a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance, and located within fifty (50) feet of at least one main entrance, as measured along the most direct pedestrian access route. When more than six (6) spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.</p> <p>(b) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of a main, operational entrance to the building.</p> <p>(c) Bicycle parking facilities may be located in the rear fifty (50) percent of any required front yard setback, but shall not be located in any vehicle parking space required under this Part, except where a vehicle parking space is specifically converted to bicycle parking spaces by approval of the Development Services Director.</p> <p>(d) Bicycle parking located within a parking garage must be located within fifty (50) feet of a pedestrian access point which includes an elevator or first floor sidewalk connection. If the bicycle parking is located within an enclosed room within the parking structure, the distance requirement to an elevator or pedestrian entrance is no more than 200 feet.</p>	Unresolved
84.	Planning and Development Annie Sillaway	1. The provision of multifamily uses in the C-1 zoning district is limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate	Info Only

		<p>commercial uses to serve surrounding residential districts.</p> <p>2.Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification which may permit a maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District. However, Development shall comply with all policy regulations of the Comprehensive Plan including but not limited to compliance with the Wekiva River Protection Area Consistency Review.</p> <p>3.An equivalent analysis shall be required for any proposed nonresidential (including multi-family) development demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre on natural resources. Natural resources are defined as wetlands, groundwater resources, aquifer recharge areas, and sensitive natural habitat.</p>	
85.	Planning and Development Annie Sillaway	Please place a note on the overall site plan that states, "Lighting shall be in accordance with the Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Unresolved
86.	Planning and Development Annie Sillaway	Please provide a note on the overall site plan that states, "Solid waste containers shall be in accordance with the Seminole County Land Development Code Sec. 30.14.15".	Unresolved
87.	Planning and Development Annie Sillaway	On the overall photometric plan, the proposed height of the light poles is thirty (30) feet. Please revise the plan so that the height of the light poles does not exceed twenty-five (25) feet. Per Sec. 30.15.1 (2) All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Unresolved
88.	Planning and Development Annie Sillaway	The photometric plans are stamped by a landscape architect, these plans are required to be stamped by a P.E. Please revise the digital stamp on the photometric plans.	Unresolved
89.	Planning and Development Annie Sillaway	The overall photometric plan may show some light poles located closer than the required fifty (50) foot setback from adjacent residential properties. Please revise the photometric plans to clearly indicate the setback distance of all outdoor light fixtures in relation to adjacent	Unresolved

		properties with residential future land use or zoning classifications.	
90.	Planning and Development Annie Sillaway	<p>The proposed development is within the SR 46 Scenic Corridor Overlay and the SR 46 Gateway Corridor.</p> <p>The Applicant shall follow the requirements under Sec. 30.10.9 - SR 46 Scenic Corridor Overlay District. Please place a note on the overall site plan that states, "The proposed development shall follow the requirements under Sec. 30.10.9 - SR 46 Scenic Corridor Overlay District" and Sec. 30.10.10 - SR 46 Scenic Lighting Standards.</p>	Unresolved
91.	Planning and Development Annie Sillaway	<p>On a hardscape plan, please demonstrate that the proposed sign meets the requirements under sec. 30.10.9.6 (b) (6) - All signs within the scenic corridor setback shall reflect the rural character of the Wekiva River protection area and incorporate a traditional typeface, muted colors, and format. Examples of appropriate signage are set out in</p> <p>Section 30.10.2 of the Land Development Code of Seminole County. All signs are to be constructed in accordance with the other provisions of the Land Development Code unless otherwise specified in this Part.(2)The faces of all signs within the scenic corridor setback shall be made of natural materials, substances derived from natural materials, or substances designed to mimic natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.(3)No sign shall be internally illuminated within the scenic corridor designated by this Part.(4)Each primary residence with access on to State Road 46 within the scenic corridor shall be permitted one (1) sign of not more than one and one-half (1½) square feet per dwelling unit.(5)Each nonresidential use with frontage on State Road 46 within the scenic corridor setback shall be permitted one (1) ground sign of not more than forty-eight (48) square feet per parcel. Wall signs shall not be internally illuminated.</p> <p>(6) Notwithstanding any other provision of this Part, no more than one (1) sign per parcel of land area, shall be located within the State Road 46 rural scenic corridor setback provided, however, that all signs located within the scenic corridor setback shall:</p> <p>a. Be ground signs and shall not exceed six (6) feet in height; and</p> <p>b. Be landscaped with native species in a manner</p>	Unresolved

		<p>consistent with the landscape treatment portrayed in the Land Development Code (Section 30.10.2.6(b)(7)).</p> <p>c. Illuminated signs shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director upon the recommendation of the Seminole County Sheriff's Office or public safety department based upon a consideration of safety to citizens or property. Emergence medical facilities shall be exempt from this requirement.</p>	
92.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.9.6 (f)(b) - the interior islands shall be a minimum of ten (10) feet wide and twenty (20) feet deep. The interior island currently measures eight (8) feet in width, please revise the interior islands to be ten (10) in width.</p>	Unresolved
93.	<p>Planning and Development Annie Sillaway</p>	<p>On the irrigation plan, please revise to show the symbols for the irrigation that will be installed in the interior landscape islands per Sec. 30.10.9.6 (f)(1)(d).</p>	Unresolved
94.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.10 - SR 46 Scenic Corridor Lighting Standards: the Applicant will be required to demonstrate that the type of lighting and shielding that is being proposed meets this section of the code as well as the type of shielding. Please provide the lighting specifications.</p>	Unresolved
95.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.9.6 (g) Development Standards- Location and design of stormwater retention. (1) Stormwater facilities, where feasible, shall be placed in areas that do not contain existing native canopy and understory trees. Shared retention, where feasible, is encouraged to minimize unnecessary consumption of land. Location of retention areas in areas not visible from public rights-of-way shall be encouraged. The ponds shall not utilize standard geometric forms such as triangles and rectangles unless the Development Review Manager determines that there is no other feasible engineering design available. Retaining walls are encouraged to minimize surface area impacted except that no more than two-thirds of the circumference of a retention pond shall make use of retaining walls and the following slope standards shall apply to all retention areas: a. For dry bottom retention the maximum slope shall be 4:1. b. For wet bottom retention the maximum slope shall be no steeper than 6:1. c. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible provided that maintenance of the pond is not impeded. Please demonstrate that the stormwater pond is meeting the design requirements.</p>	Unresolved

96.	Planning and Development Annie Sillaway	On the overall site plan sheet under the site data, the proposed maximum Floor Area Ratio is 0.74; however, based on the Future Land Use of Commercial the Floor Area Ratio cannot exceed 0.35. Please revise the maximum Floor Area Ratio to be consistent with the Commercial Future Land Use.	Unresolved
97.	Planning and Development Annie Sillaway	On the overall site plan sheet under the site data, please revise the Zoning to state C-1 (Retail Commercial).	Unresolved
98.	Planning and Development Annie Sillaway	In the R-3 zoning district, the minimum open space requirements are twenty-five (25) percent.	Info Only
99.	Planning and Development Annie Sillaway	On the overall site plan sheet, there is a five (5) foot building setback shown on the west portion of the site, please remove the five (5) foot setback. The building setbacks shall be consistent with the R-3 (Multiple Family Dwelling) zoning district.	Unresolved
100.	Planning and Development Annie Sillaway	Additional comments may be generated based on the resubmittal.	Info Only
101.	Planning and Development Annie Sillaway	The geotechnical report is being provided to a consultant for independent review and comments will be forth coming.	Info Only
102.	Planning and Development Annie Sillaway	Per FLU 2.3 - PRESERVATION OF NATURAL RESOURCES AND THE RURAL CHARACTER OF THE WEKIVA RIVER PROTECTION AREA The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long-term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as defined in Wekiva Study Area Series) for existing and future residents.	Info Only
103.	Planning and Development Annie Sillaway	FLU 2.3 - The County shall continue to enforce and, if necessary, strengthen existing Plan objectives, goals and policies and land development regulations to preserve and reinforce the goals of the Wekiva River Protection Act (Chapter 369, Part II, Florida Statutes). These objectives, goals, policies and land development regulations shall ensure the maintenance of the rural density and character in the aggregate, protect natural resources and ensure the long-term viability of the Wekiva River Protection Area, herein referred to as the "Protection Area," (as	Info Only

		defined in Wekiva Study Area Series) for existing and future residents.	
104.	Planning and Development Annie Sillaway	Per Policy FLU 2.3.9 - Wekiva River Protection Area Environmental Design Standards C. (1). Trees and other native vegetation shall be maintained on at least fifty (50) percent of any residential parcel or subdivision, unless it can be demonstrated that such vegetation is diseased or presents a safety hazard. Properties with less than fifty (50) percent native vegetation on site shall be required to maintain native vegetation to the greatest extent possible. (For example, removal of trees and native vegetation may be permitted to the extent necessary to allow for the construction of one single family dwelling on a parcel of land). • As a condition for development approval, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code. Please demonstrate that at least fifty (50) percent of the trees and other native vegetation is maintained and provide a complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.00, Florida Administrative Code.	Unresolved
105.	Planning and Development Annie Sillaway	Per FLU 2.3.10 - Wekiva River Protection Area Incorporated Policies A. The following policies from other Elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim: 1. Conservation Element - Policy CON 3.5 Planned Development (PD)/Cluster Developments 2. Conservation Element - Policy CON 3.6 Conservation Easements /Dedications B. The following policy from other Objectives of this Element are hereby incorporated into this Objective by this reference thereto as if fully set forth herein verbatim: 1. Future Land Use Element - Policy FLU 2.2.2 Wetlands Protection - Require a 15-foot minimum, 25-foot average wetland buffer in areas outside of the Wekiva River Protection and Econlockhatchee River Protection Areas. B Require a 25-foot minimum, 50-foot average wetland buffer within the Wekiva River Protection and Econlockhatchee River Protection Areas. C Require adherence to performance standards for uses such as boardwalks, docks and gazebos that may directly impact a locally significant wetland. D Limit disruption of locally significant wetlands from projects that involve construction or improvement of facilities that benefit the general public. E Require dedication to the County of all post-development wetlands as conservation easements.	Info Only

106.	Planning and Development Annie Sillaway	<p>FLU 2.3.11 - Wekiva Study Area Open Space: Wekiva Study Area Open Space Open space within the Wekiva Study Area (F.S. 369.314-369.324) is defined as any portion of a parcel or area of land or water, that is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, or soils unsuitable for development), passive recreational area, stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration for wildfire minimization. Designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses.</p>	Info Only
107.	Planning and Development Annie Sillaway	<p>Per FLU 2.3.12 (A) - Wekiva Study Area Natural Resource Protection A. Protection of Open Space</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process; 3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District; 4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5. Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space. <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 	Unresolved

		<p>3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to:</p> <ul style="list-style-type: none"> a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. <p>C. Karst Features and Sensitive Natural Habitat</p> <p>1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:</p> <ul style="list-style-type: none"> a. Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques; b. Restricting untreated water from a development site from directly discharging into karst features; c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat. d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features. <p>D. Land Development Code Provisions. The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida</p>	
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		<p>Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs. The proposed development is located in the Wekiva Study Area, and as such, it is subject to specific natural resources protection requirements and development standards under the Comprehensive Plan. In order to evaluate consistency with the following: Please describe how the open space will be permanently protected (e.g., conservation easement, deed restriction), including documentation or intent to record such mechanisms. Identify and map any environmentally sensitive lands on site, and describe how these areas will be preserved in accordance with the Environmentally Sensitive Lands Overlay District.</p> <ul style="list-style-type: none"> • On the site plan sheet, please demonstrate that the proposed development limits impervious surface to the sixty-five (65) percent and that no more than twenty-five (25) percent of required off-street parking, excluding ADA spaces will be paved. • On the site plan sheet, please demonstrate that there is a fifty (50) foot setback from karst features or sensitive habitat, a natural buffer averaging fifty (50) feet and no less than twenty-five (25) feet in width, and please show that there is no direct discharge of untreated water to karst features. <p>In a separate document please describe any Best Management Practices incorporated into the project design (e.g. stormwater controls, native landscaping, public education initiatives).</p>	
108.	<p>Planning and Development Annie Sillaway</p>	<p>Per Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards: The County shall evaluate development proposals within the Wekiva Study Area to determine if cluster developments are required where development proposals meet one or more of the following conditions:</p> <p>A. Contains significant amounts of wetlands, floodprone areas, or other environmentally sensitive natural habitat such as longleaf pine, sand hill, sand pine or xeric oak scrub;</p> <p>B. Contains sensitive karst features or most effective recharge areas; WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-32</p>	Info Only

		<p>C. Abuts government owned natural lands or other environmentally sensitive area such as springs, or a historical/archaeological site; or</p> <p>D. Is within 200 feet of the Wekiva River, as measured from the normal high-water elevation or the landward limit of established conservation areas.</p>	
109.	<p>Planning and Development Annie Sillaway</p>	<p>Per Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies The following objective and policies from various Elements of the Seminole County Comprehensive Plan to reinforce the provisions of the Wekiva River Protection Act are hereby incorporated into this Element by reference below: A. Most Effective Recharge 1. Conservation Element – Policy CON 1.3 Recharge Area Protection 2. Future Land Use Element – Policy FLU 2.5.2 Cluster Development B. Open Space 1. Conservation Element – Policy CON 3.6 Conservation Easements/Dedication 2. Future Land Use Element – Policy FLU 2.5.2 Cluster Development 3. Recreation and Open Space Element – Policy REC 6.2 Recreation Grants 4. Recreation and Open Space Element – Policy REC 7.5 Agency Coordination 5. Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition C. Sensitive Natural Habitat 1. Introduction Element – Definition of Rare Upland Habitat 2. Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition D. Property Rights 1 Future Land Use Element – Objective FLU 7.1 Protection of Private Property Rights</p>	Info Only
110.	<p>Planning and Development Annie Sillaway</p>	<p>Per SAN 1.1 Wekiva River Protection Area The County shall continue to require the use of central sewer for all new subdivisions consistent with Section 381.0065, Florida Statutes and Chapter 64E-6, F. A. C. within the statutory Wekiva River Protection Area or if a similar provision is enacted by Federal, State or local law, rule or regulation. Connection to central sewer service is required where available as defined by Chapter 64E-6, F. A. C. or when a County capital project is scheduled and authorized to begin construction in the County's then current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developer's agreement. The purpose of this policy is to provide central sewer services to projects where it can be demonstrated that the provision of such services will minimize adverse water quality impacts that would otherwise be caused by the use of individual septic systems.</p>	Info Only

111.	Planning and Development Annie Sillaway	Per REC 7.2 Environmentally Sensitive Lands Overlay The County shall protect Environmentally Sensitive Lands through continued implementation of Policies FLU 1.1 Environmentally Sensitive Lands through FLU 1.4 Conservation Easements, Policies FLU 12.8 Compliance Agreements Between Seminole County and the Florida Department of Community Affairs and FLU 12.9 Wekiva River Protection Area Environmental Design Standards, and Objective FLU 13 Protection of the Natural resources of the Wekiva Study Area and its policies as a means of preserving locally significant wetlands and major open space areas by maintaining the mosaic of high quality wetland habitat found in the Wekiva and Econ Basins, the Lake Jesup Basin, and the East Rural Area of Seminole County.	Info Only
112.	Planning and Development Annie Sillaway	Per Policy FLU 2.1.4 Conservation Easements: The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.	Info Only
113.	Planning and Development Annie Sillaway	REC 7.3 Wekiva and Econlockhatchee River Protection Zone As additional protection, development activity (including the placing or depositing of fill within wetlands and the one hundred (100) year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.	Info Only
114.	Planning and Development Annie Sillaway	<p>The proposed development is within the Wekiva Study Area and Division 3 under Sec. 30.10.5.11 would apply to this development. DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS 30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards". The following findings are hereby adopted as legislative findings by the Board of County Commissioners: (a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p> <p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p>30.10.5.12 Purpose and intent. The purpose of this Part is</p>	Info Only

		<p>to guide the design and location of development within the Wekiva Study Area in a manner which:</p> <p>(a) Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act.</p> <p>(g) Implements, and is consistent with, the Seminole County Comprehensive Plan. 30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p>	
115.	<p>Planning and Development Annie Sillaway</p>	<p>30.10.5.13 Applicability. (DIVISION 3 Wekiva Study Area Env. Design Standards) All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p>	Info Only
116.	<p>Planning and Development Annie Sillaway</p>	<p>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS 30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards". The following findings are hereby adopted as</p>	Info Only

		<p>legislative findings by the Board of County Commissioners:</p> <p>(a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p> <p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p>	
117.	<p>Planning and Development Annie Sillaway</p>	<p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which: (a) Provides uniform design standards to establish high quality development. (b) Maintains existing flora and fauna. (c) Allows for effective and innovative planning and development activities. (d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds. (e) Provides for minimization of disturbance to listed species and their habitats. (f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. (g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</p>	Info Only
118.	<p>Planning and Development Annie Sillaway</p>	<p>Sec. 30.10.5.8 Applicability. (DIVISION 2 Wekiva River Protection Area Env. Design Standards) All new development or re-development, excluding single family lots existing on the effective date of this Part and except as may be otherwise provided for in this Part, within the Wekiva River Protection Area and outside the East Lake Sylvan Transitional Area/School Site, as depicted in the Future Land Use Element of the Seminole County Comprehensive Plan, including, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Seminole County Land Development Code.</p>	Info Only
119.	<p>Planning and Development Annie Sillaway</p>	<p>30.10.5.10 Wekiva River Protection Area Environmental Design Standards.</p> <p>(a) Arbor Protection.</p> <p>(1) Upon submittal of a site-plan, subdivision application, building permit, or any other application which proposes development within the Wekiva River Protection Area and</p>	Info Only

outside of the East Lake Sylvan Transitional Area/School Site, a tree survey that is compliant with Chapter 60 of the Land Development Code of Seminole County shall be submitted for verification of compliance by the County's Development Review Division Manager or designee. Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site.

(2) When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented that shall require an increasing number of replacement trees based upon the size of a removed tree's caliper, in accordance with Chapter 60 of the Land Development Code of Seminole County.

(3) Replacement trees shall be native species as listed in Section 60.23 of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet.

(4) Single family residential lots with less than fifty (50) percent remaining native vegetation that are platted after the effective date of this Part shall demonstrate at the time of permitting that existing trees and native vegetation shall be maintained to the greatest extent possible.

(b) Protection of Wetlands and Flood Prone Areas.

(1) An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained on lands adjoining the conservation land use designation, the FP-1 classification, or properties which have been previously designated as conservation areas or conservation easements.

(2) Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited.

(3) If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter

encroachment. The homeowner's association shall be required to adopt covenants which protect such areas from any activity by the residents. Violators shall be subject to standard code enforcement procedures.

(4) Seminole County shall evaluate and regulate all development within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, or its successor provision, to ensure consistency with the said Act, the provisions of the Seminole County Comprehensive Plan adopted to conform to said Act and the designated protection zones as required by the Act, including coordination with appropriate agencies as necessary.

(5) When a proposed development relates to real property located in or near the edge of a designated protection zone, as designated by the Wekiva River Protection Act, the applicant shall submit proof of compliance with all agency regulations applicable to the subject property in conformance with the Act, or proof of exemption thereto. Such proof of compliance or exemption shall be required prior to the issuance of such permits by Seminole County.

(c) Clustering and the Planned Development (PD). On property having the Suburban Estates land use designation, the use of Planned Development ("PD") zoning may only be permitted if the Development Services Director or designee determines that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering. Natural features that may be protected using PD zoning include, but are not limited to, floodprone areas, karst features, most effective recharge areas, or other environmentally sensitive natural habitat. A cluster subdivision must provide a minimum of forty (40) percent open space, including intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes so that a minimum of sixty (60) percent of the residential lots abut or are located across the street from land held for the common enjoyment of the future residents of the development.

(d) Protection of Listed Species (1) As a condition for development approval or PD rezoning, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.005, Florida

		<p>Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission ("FFWCC") and current information from the Florida Natural Areas Inventory.</p> <p>(2) Protection of listed species shall be accomplished either through on-site preservation or through relocation within the Wekiva River Protection Area in accordance with a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be permitted unless the FFWCC determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease. Should such a determination be made by the FFWCC, any incidental taking must be expressly and specifically approved by the County's Natural Resources Officer.</p> <p>(3) If a listed species is determined to exist on a site, the following shall apply in order of priority:</p> <p>a. The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or</p> <p>b. The developer/applicant must prove to the County's Natural Resources Officer that it is not possible to avoid the habitat of said species and achieve the approved net density, and then relocate the species on site to equally suitable habitat consistent with guidelines published by the Florida Fish and Wildlife Conservation Commission; or</p> <p>c. The developer/applicant must prove to the County's Natural Resources Officer via site analysis that development cannot be accomplished to the approved net density by utilization of on-site relocation of said species, in which case as a final option, only the number of individuals of said species necessary to allow development to occur may be relocated off site. Additional individuals may be relocated off site if it can be demonstrated to the County's Natural Resources Officer that remaining individuals of said species would not constitute or remain part of a viable population. Relocation must take place within the Wekiva River Protection Area with preference given to properties adjacent or close to the donor site.</p>	
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		d. Wekiva Study Area Environmental Design Standards In addition to the provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part, development activities must also comply with the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part.	
120.	Public Safety - Addressing Amy Curtis	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
121.	Public Safety - Addressing Amy Curtis	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
122.	Public Safety - Addressing Amy Curtis	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
123.	Public Safety - Addressing Amy Curtis	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half (1/2) inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half (1/2) inch in width. SCLDC 90.5 (2)	Info Only
124.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit	Info Only

		approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	
125.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
126.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
127.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
128.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov. The approved street name designation is: Lane or Way (choose one). The approved street name and street designation is required to be labeled on all site plan sheets and Fire Truck Routing Plans.	Unresolved
129.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat.	Info Only

	Amy Curtis	The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: Lane (LN) or Way (WAY) Choose One street designation.	
130.	Public Safety - Addressing Amy Curtis	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
131.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
132.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, such as multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose building addresses and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers and building addresses are required to be placed on the plan sheets and submitted with the building permit application package. If the addresses and unit numbers are incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	Info Only
133.	Public Safety - Addressing Amy Curtis	(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit a proposed plan indicating and labeling on the plans all of the following: All existing and proposed structures on the parcel, description of use of the structure(s), parcel number of the subject property as well as the adjacent properties, posted address (es), street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.	Info Only
134.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
135.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Multi-tenant residential buildings will be issued a building number from the standard grid map and further assigned (3) digit unit numbers. SCLDC SEC 90.5(2)	Info Only

136.	Public Safety - Addressing Amy Curtis	(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 www.scpaf1.org ; Downloads/Real Property/Request for Parcel Combination or Request for Parcel Split -Form. (Addressing Policy)	Info Only
137.	Public Safety - Addressing Amy Curtis	(Development Name) Is Mosby Orange Blvd MF the name that will be on the signage for this complex? Please submit additional facility names for review and approval. The approved name is required to be labeled on all plan sheets prior to approval. The approved name shall be the only conspicuous name posted or advertised on signage.	Unresolved
138.	Public Safety - Addressing Amy Curtis	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)	Unresolved
139.	Public Safety - Addressing Amy Curtis	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. Please contact addressing@seminolecountyfl.gov if the address fees will be paid prior to building permit submittal. We will need to review the floor plans before the address fees can be determined. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to	Info Only

		building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
140.	Public Safety - Addressing Amy Curtis	Will there be two entry and exits?	Question
141.	Public Safety - Addressing Amy Curtis	Please provide clarification as to the front of each of the building.	Question
142.	Public Safety - Addressing Amy Curtis	On the C4.5 & C4.6 Fire Truck Routing Plan, please correct the street name to West State Road 46 (add the directional) and add the street name Orange Boulevard.	Unresolved
143.	Public Safety - Addressing Amy Curtis	On C4.0 and C4.1 Site Plan, please correct the street name to West State Road 46 (add the directional).	Unresolved
144.	Public Safety - Addressing Amy Curtis	On C4.0 Site Plan, C4.1 Site Plan, C4.2 Site Plan, C4.3 Site Plan, please remove the reference to State Road 431 and the parentheses around Orange Boulevard. The correct street name is Orange Boulevard.	Unresolved
145.	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. Please provide NFF for all structures not just club house and maintenance building. Please break out to which each structure requires and please place all information on one sheet and not broken up over multiple sheets as the information is hard to follow being on multiple sheets.	Unresolved
146.	Public Safety - Fire Marshal Matthew Maywald	Please revise turning radius analysis to the follow apparatus specs. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3	Unresolved

		inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
147.	Public Safety - Fire Marshal Matthew Maywald	Please verify compliance with : The angle of approach and departure for any means of fire department access road shall not exceed 1 ft. drop in 20 ft. or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. NFPA 1, 18.2.3.5.6.2.	Unresolved
148.	Public Safety - Fire Marshal Matthew Maywald	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
149.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
150.	Public Safety - Fire Marshal Matthew Maywald	Hydrants/FDC/Backflow/PIV shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.	Unresolved
151.	Public Safety - Fire Marshal Matthew Maywald	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
152.	Public Safety - Fire Marshal Matthew Maywald	Please verify if there will be any gates. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 Gates shall also open to 20 ft wide.	Unresolved
153.	Public Safety - Fire Marshal Matthew Maywald	A full review was not conducted at this time due to the amount of missing information related to the fire mains, placement of fire department appliances, etc.	Unresolved
154.	Public Safety -	Additional comments may be generated based on	Unresolved

	Fire Marshal Matthew Maywald	resubmittal.	
155.	Public Works – Engineering Jim Potter	The site is land locked and is required to hold the entire 100-year, 24-hour storm event onsite. The site discharges out of the inlets during this event. Revise design accordingly.	Unresolved
156.	Public Works – Engineering Jim Potter	There are multiple areas that discharge without being collected and treated. Please revise the site to collect all impervious area and as much of the site as possible to be treated and infiltrated into the ground. Revise the retaining walls to push drainage back into the site. Revise grading of the remaining areas to be collected and be treated.	Unresolved
157.	Public Works – Engineering Jim Potter	There appears to be offsite area that drainage to this site that is now being blocked. The onsite drainage would hold this area. Please collect and hold these areas.	Unresolved
158.	Public Works – Engineering Jim Potter	The site has substantial storage. This storage is required to be modeled in the predevelopment condition. This volume cannot be discharged from the site.	Unresolved
159.	Public Works – Engineering Jim Potter	The plans show the average water table elevation. The County requires that the site be designed to the seasonal high water table elevation. Please revise accordingly.	Unresolved
160.	Public Works – Engineering Jim Potter	The grading of the pond does not seem to match existing grade at the property line. The grading of the outside pond berm elevation is not clear. Provide a uniform elevation. The peak stage in the design storm is required to be 1' of freeboard. Please provide 1' of freeboard in the 100-year, 24-hour storm event. Revise all.	Unresolved
161.	Public Works – Engineering Jim Potter	The geotechnical report states in multiple places preliminary. Please provide a final signed and sealed geotechnical report.	Unresolved
162.	Public Works – Engineering Jim Potter	Based on the geotechnical report and karst evaluation it does appear that the wetland is a remanent karst feature with limited to almost no separation from the limestone layer at boring termination. The intent of the required buffer from the karst feature is to not allow stormwater from going into the karst feature. The soil profiles do not seem to provide sufficient clay or other confining layer to stop the pollutants from the stormwater from going into the aquifer. Please provide the required 50' buffer from the karst feature.	Unresolved
163.	Public Works – Engineering Jim Potter	Orange Boulevard is an Urban Major Collector roadway. A left turn lane is required for any full access driveway. Please show turn lanes where applicable. Based on the number of units and location to the intersection a right turn lane should be provided. Please show appropriate	Unresolved

		offsite turn lane improvements.	
164.	Public Works – Engineering Jim Potter	The northern access into the site impacts the existing turn lane transition. Please remove or make this access as right-in and right-out only. The south access impacts the existing south bound left turn lane to Wayside Drive. This access needs to be moved or made into right-in, right-out only as well. Please revise all accordingly.	Unresolved
165.	Public Works – Engineering Jim Potter	A sidewalk is required along the entire frontage of the property on Orange Boulevard. Please show sidewalk in the ROW. Additional ROW may be required for this and other improvements. Please show sidewalk, turn lanes and adjust the ROW as needed to facilitate these improvements. Be sure that the driveway crossings meet ADA requirements.	Unresolved
166.	Public Works – Engineering Jim Potter	The radii of both driveways do not meet County requirements. Please revise to 50' inbound and 35' outbound.	Unresolved
167.	Public Works – Engineering Jim Potter	Orange Boulevard currently discharges to the site and into the existing depression. The filling of the site will impact the Orange Boulevard Drainage. Please collect this drainage.	Unresolved
168.	Public Works – Engineering Jim Potter	There is some concern with clear zone requirements with the required improvements. Please be sure that all issues are addressed.	Unresolved
169.	Public Works – Engineering Jim Potter	While the pre-development condition is not specifically relevant as this is a landlocked basin, the predevelopment storage does not seem correct. There is a 67.43 or higher before leaving the wetland. It is also a much larger area. Please revise accordingly.	Unresolved
170.	Public Works – Engineering Jim Potter	The geotechnical borings are not sufficient in the exfiltration areas. Please provide at least 2 borings in each exfiltration and pond area.	Unresolved
171.	Public Works – Engineering Jim Potter	The base of the aquifer is shown at elevation 30'. There appears to be a reasonably dense layer at around 12'. The area at the karst is different. Please adjust the base to 12' or provide additional justification.	Unresolved
172.	Public Works – Engineering Jim Potter	There is concern with the exfiltration perimeters. Having 3 large exfiltration / pond areas that close together could be problematic. Please model this as one large pond area or provide a more detailed analysis showing the intermingling of flow.	Unresolved
173.	Public Works – Engineering Jim Potter	I do not see a variance in volumes based on depth for the exfiltration system. Typically, there is a difference in volume between the rock layer only and the pipe / rock layers. Please verify, show a volume detail section and adjust volumes accordingly.	Unresolved
174.	Public Works – Engineering	Clearly show method of getting under Orange Boulevard with the utilities. Open Cut is not allowed. Show method.	Unresolved

	Jim Potter	Please turn on the roadway to determine where the utilities are in relation to the road. The FM may be under the pavement. This will require an open cut and mill and resurface 50' each way. Clearly show and detail all.	
175.	Public Works – Engineering Jim Potter	One or more of the ADA parking spaces do not meet slope requirements. Please verify and adjust all.	Unresolved
176.	Public Works – Engineering Jim Potter	The far west building on the north side is lower than the sidewalk to it. Please show positive grading away from the building. The FFE also seems incorrect. Please review all internal grading and adjust accordingly.	Unresolved
177.	Public Works – Engineering Jim Potter	Please provide better section lines and or provide a little overlap as it is not clear in a couple of spots.	Unresolved
178.	Public Works – Engineering Jim Potter	There is substantial fill and impact to the site. This has an overall impact to the natural resources of the property. Please describe how this site meets the requirements of the WRPA or revise. Note that additional Low Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) type designs can be considered to offset some impacts.	Unresolved
179.	Public Works – Engineering Jim Potter	Overall, the plans are not sufficient for a review. The comments provided are intended to help with revision of the plans. Additional comments may be generated on the next review. Please review and revise accordingly.	Unresolved
180.	Public Works - Impact Analysis Arturo Perez	Section 5.3 Turn lane analysis needs to be expanded. Seminole County's Public Works Engineering Manual (Dated 7/24/2023) Section 1.3 stipulates the requirements for Auxiliary Lanes (Right and Left Turn Lanes). Add this analysis to the section, revise the TIS report as needed and resubmit.	Unresolved

Department Changemarks

184.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 1 Laurel oak (<i>Quercus laurifolia</i>) is a native species.	Wekiva Consistency Review Form.pdf	Unresolved
185.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 2 According to the Environmental Report, the wetland provides suitable nesting habitat for the sandhill crane. Please revisit this section of the form.	Wekiva Consistency Review Form.pdf	Unresolved
186.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 3 Please provide a water use analysis for a typical single-family home in this area of Seminole County. A 10 bedroom, 10 bathroom home is uncommon on a 1-acre lot. Alternatively, please provide the data source from which these home sizes were drawn.	Wekiva Consistency Review Form.pdf	Unresolved
187.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 4 Wetlands cannot be impacted within the Wekiva River Protection Area.	Wekiva Consistency Review Form.pdf	Unresolved
188.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 5 Although the wetland is hydrologically disconnected from the Wekiva River, this part of the form is asking how the project will be designed with the restrictions on the destruction of wetlands in mind. Please revisit this part of the form.	Wekiva Consistency Review Form.pdf	Unresolved
189.	Natural Resources Sarah Harttung	Changemark Wekiva Consistency Form 7 According to the environmental report, there is suitable foraging/nesting habitat for gopher tortoises, wood storks, and the Florida sandhill crane. Please revisit this section of the form.	Wekiva Consistency Review Form.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 Jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/17/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah, Annie, Maya, Matthew, Amy, James, Jim, Arturo
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-660

Title:

PS TACO CO ORL - PRE-APPLICATION

Project Number: 25-80000074

Project Description: Proposed Site Plan for a quick-service taco restaurant on 0.52 acres located in the C-2 Zoning District on the northeast corner of Oxford Rd and Fern Park Blvd

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

Parcel ID: 17-21-30-300-025V-0000

BCC District: 4-Lockhart

Applicant: Richard Alleyne (917) 600-7903

Consultant: Roger Capote (407) 813-4110



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

PM: Annie Sillaway

PROJ. #: 25-80000074

Received: 6/24/2025

Paid: 6/24/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	P.S. TACO CO. ORL		
PARCEL ID #(S):	17-21-30-300-025V-0000		
TOTAL ACREAGE:	52 Acres	BCC DISTRICT:	4-Lockhart
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	RICHARD ALLEYNE	COMPANY:	MACHETE TRADE GROUP, LLC	
ADDRESS:	200 MAITLAND AVE. #234			
CITY:	ALTAMONTE SPRINGS	STATE:	FL	ZIP: 32701
PHONE:	917-600-7903	EMAIL:	ralleyne@birddogmedia.net	

CONSULTANT

NAME:	ROGER CAPOTE	COMPANY:	MACHETE TRADE GROUP, LLC	
ADDRESS:	175 CAPE HONEYSUCKLE PLACE			
CITY:	SANFORD	STATE:	FL	ZIP: 32771
PHONE:	407-813-4110	EMAIL:	rogcapote@gmail.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>FULL BUILDOUT OF QUICK-SERVICE, FAST CASUAL TACO RESTAURANT W/ SIDE YARD PATIO DINING.</u>				

STAFF USE ONLY

COMMENTS DUE: 7/3/2025	COM DOC DUE: 7/10/2025	DRC MEETING: 7/16/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		Agenda: 7/11/2025
ZONING: C-2	FLU: COM	LOCATION:
W/S: Seminole County	BCC: 4-Lockhart	north west of Fern park blvd, South of Oxford Rd

PROJECT NARRATIVE | P.S. Taco Co. ORL | 223 Oxford Road

Machete Trade Group, LLC d/b/a/ P.S. Taco Co. ORL is the first Florida franchisee of the Mobile, AL based *P.S. Taco Company*. We are a fast casual, quick service operator of fusion Mexican street food.

The site of our operations at 223 Oxford is approximately 1140 sqft. We expect to have a full buildout, including: commercial kitchen, 2 ADA restrooms, and an eight seat bar.

In order to supplement dining capacity, we plan to activate the side yard area situated parallel to the bldg structure as a patio garden.

This activation will include: laying gravel and pavers, installing 6-8 foot privacy fence on NW side of property, and minimal landscaping. We also plan to create an entrance from the indoor dining area to the patio dining by opening part of the wall and installing a roll-up garage door.

The landlord has provided TECO Peoples Gas with easement approval to install a natural gas pipeline to the property to supply our kitchen.

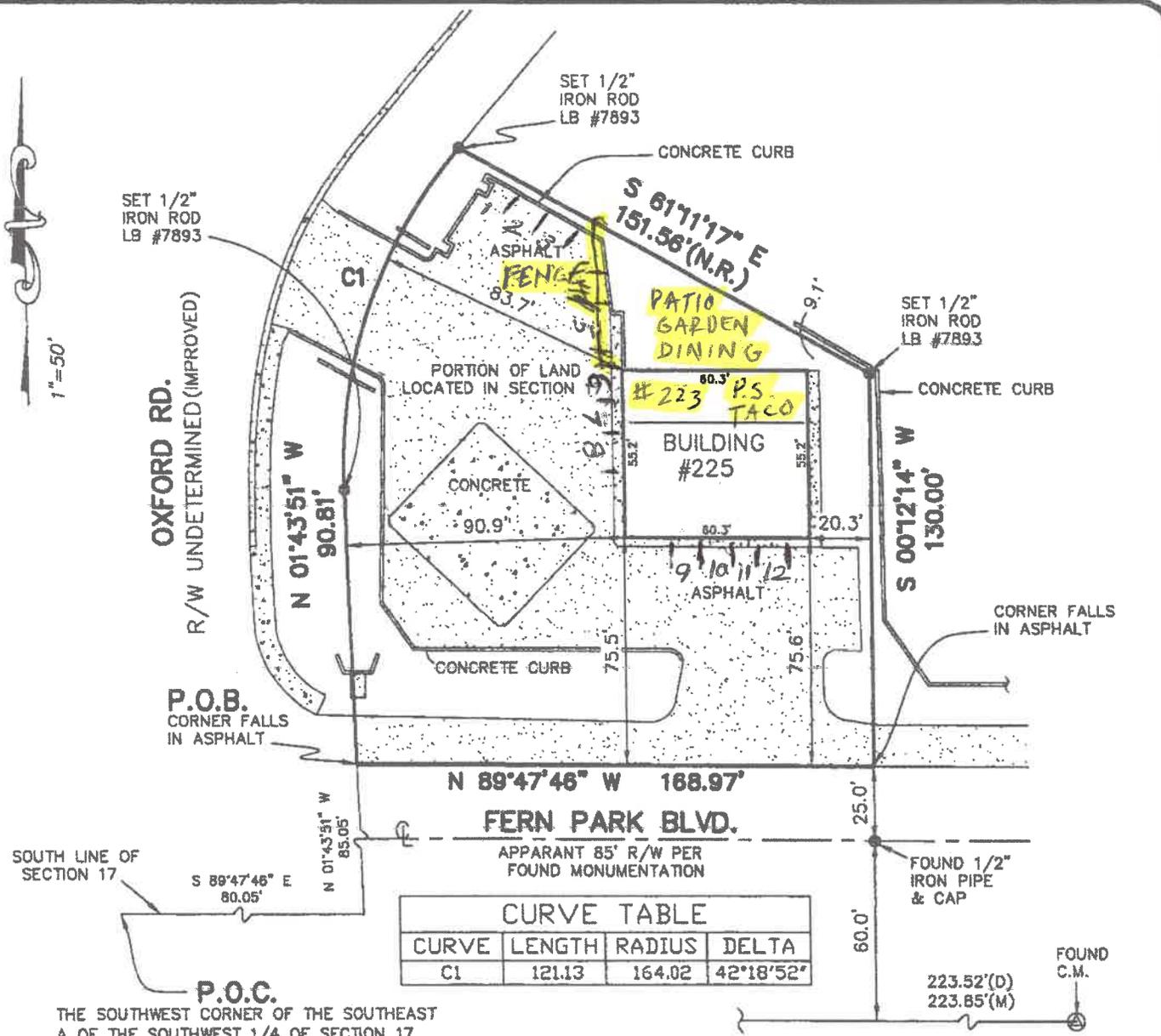
Our lease terms include sharing of parking spaces at the service station where we will be located. There are approximately 12 parking spaces.



Richard Alleyne

Co-Owner

Machete Trade Group, LLC



P.O.C.
 THE SOUTHWEST CORNER OF THE SOUTHEAST
 A OF THE SOUTHWEST 1/4 OF SECTION 17,
 TOWNSHIP 21 SOUTH, RANGE 30 EAST,
 SEMINOLE COUNTY, FLORIDA.

SURVEY NOTES
 ASPHALT CROSSES THE PROPERTY LINES ON THE
 SOUTHERLY AND NORTHWESTERLY SIDES OF THE LOT.
 CONCRETE CURB CROSSES THE PROPERTY LINE ON
 THE WESTERLY SIDE OF THE LOT.

PAGE 2 OF 2 PAGES
BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
 IS A TRUE AND CORRECT REPRESENTATION OF A
 SURVEY PREPARED UNDER MY DIRECTION.
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
 OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *[Signature]*

Clyde O.
 McNeal

Digitally signed by Clyde
 O. McNeal
 DN: CN = Clyde O.
 McNeal, C = US
 Date: 2014.11.21
 11:13:30 -0500

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



**TARGET
 SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

8250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 FACSIMILE (561) 640-0576
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576

The following land is located in SEMINOLE County, Florida:

From the Southwest corner of the Southeast A of the Southwest 1/4 of Section 17, Township 21 South, Range 30 East, SEMINOLE County, Florida, run thence South 89°47'46" East along the South line of said Section 17, a distance of 80.05 feet; thence North 01°43'51" West 85.05 feet to the POINT OF BEGINNING on the Easterly right-of-way line of Oxford Road at the centerline of Fern Park Boulevard; thence continue North 01°43'51" West along said Easterly right-of-way line of Oxford Road 90.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 164.02 feet and central angle of 42°18'52", thence run Northeasterly along the arc of said curve and said Easterly right-of-way line of Oxford Road a distance of 121.13 feet to the end of said curve; thence run South 61°11'17" East 151.56 feet; thence run South 00°12'14" West 130.00 feet to a point on the aforesaid centerline of Fern Park Boulevard; thence run North 89°47'46" West along said centerline of Fern Park Boulevard a distance of 168.97 feet to the POINT OF BEGINNING; subject to road right-of-way for Fern Park Boulevard over Southerly 35 feet thereof.

Being the same property conveyed to Cumberland Farms, Inc. by deed of (as Successor by merger to V.S.H. Realty, Inc. effective 9-30-84), individually and as Trustee; dated 19 August 1976, and recorded 20 August 1976 at 9:12 A.M., in Official Records Book 1095, Page 603, of the Public Records of SEMINOLE County, Florida.

Community Number: 120289 Panel: 0165 Suffix: F Flood Zone: X Field Work: 11/18/2014

Certified To:

AZZAN INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE OF FLORIDA, INC.; ; REGIONS BANK , its successors and/or assigns.

Property Address:

225 OXFORD ROAD
FERN PARK, FL 32730

Survey Number: 217536

LEGEND:

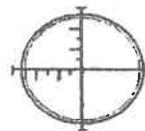
AC	AIR CONDITIONER	XX XX	EXISTING ELEVATION	LME	LAKE MAINTENANCE EASEMENT	R/W	RIGHT OF WAY
B.R.	BEARING REFERENCE	FF	FINISHED FLOOR	OR	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CA/RV	CABLE RISER	WC	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D/W	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	℄	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESW	EASEMENT	N&D	NAIL & DISC	⊙	PROPERTY CORNER	▭	COVERED AREA
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONC	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	W-F	WOOD FENCE
						X-X	METAL FENCE

PAGE 1 OF 2 PAGES

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.C.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS



LB #7893
TARGET
SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

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WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0578
STATEWIDE PHONE (800) 226-4807
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Property Record Card



Parcel: 17-21-30-300-025V-0000
Property Address: 225 OXFORD RD FERN PARK, FL 32730
Owners: AZZAN INV LLC
 2025 Market Value \$576,061 Assessed Value \$420,303 Taxable Value \$420,303
 2024 Tax Bill \$5,098.68 Tax Savings with Non-Hx Cap \$77.52
 Convenience Store With Gas property w/1st Building size of 3,300 SF and a lot size of 0.52 Acres

Parcel Location



Site View



Parcel Information

Parcel	17-21-30-300-025V-0000
Property Address	225 OXFORD RD FERN PARK, FL 32730
Mailing Address	225 OXFORD RD FERN PARK, FL 32730-2348
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$177,832	\$128,586
Depreciated Other Features	\$15,287	\$14,008
Land Value (Market)	\$382,942	\$249,275
Land Value Agriculture	\$0	\$0
Just/Market Value	\$576,061	\$391,869
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$155,758	\$9,775
P&G Adjustment	\$0	\$0
Assessed Value	\$420,303	\$382,094

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,176.20
Tax Bill Amount	\$5,098.68
Tax Savings with Exemptions	\$77.52

Owner(s)

Name - Ownership Type
AZZAN INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 30E
 BEG 80.05 FT E & N 1 DEG 43
 MIN 51 SEC W 85.05 FT OF SW
 COR OF SE 1/4 OF SW 1/4 RUN
 N 1 DEG 43 MIN 51 SEC W
 90.81 FT NELY ON CURVE
 121.13 FT S 61 DEG 11 MIN
 17 SEC E 151.56 FT S 130 FT
 W 168.97 FT TO BEG (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$420,303	\$0	\$420,303
Schools	\$576,061	\$0	\$576,061
FIRE	\$420,303	\$0	\$420,303
ROAD DISTRICT	\$420,303	\$0	\$420,303
SJWM(Saint Johns Water Management)	\$420,303	\$0	\$420,303

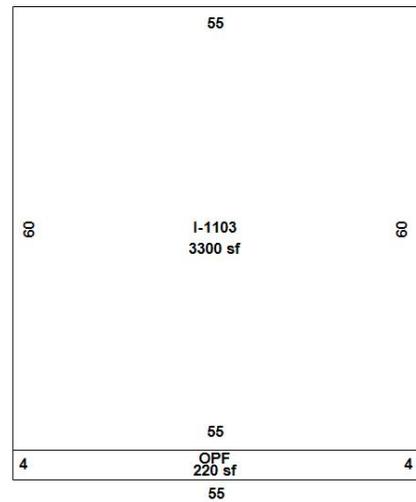
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2014	\$500,000	08389/0312	Improved	No
WARRANTY DEED	1/1/1976	\$50,000	01095/0603	Vacant	Yes

Land

Units	Rate	Assessed	Market
22,526 SF	\$17/SF	\$382,942	\$382,942

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3300
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$404,164
Assessed	\$177,832



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	220

Permits				
Permit #	Description	Value	CO Date	Permit Date
03144	225 OXFORD RD: SIGN (POLE,WALL,FACIA)-1.00	\$4,350		3/31/2020
02462	225 OXFORD RD: ELECTRICAL - COMMERCIAL-	\$2,495		2/27/2020
12097	UNDERGROUND FUEL TANK	\$58,000		12/11/2014
04788	UNDERGROUND FUEL TANK INSTALLATION	\$58,000		6/11/2013
	06/08/2009 09:03:47 AM Created by: Kim STATUS 01 TO 07			
04739	REBUILD DEMOLISHED WALL - TEMPO CLEANERS; PAD PER PERMIT 221 OXFORD RD	\$8,400	5/6/2008	5/6/2008
	06/08/2009 09:14:03 AM Created by: Kim INTEGRATED			
01725	SOIL REMEDIATION; PAD PER PERMIT 223 OXFORD RD	\$161,735	2/19/2008	2/19/2008
06150	INTERIOR DESIGNS BY CARMEN #115 181 OXFORD	\$1,800	10/5/1994	9/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
CANOPY AVG COMM	1979	576	\$7,615	\$3,046

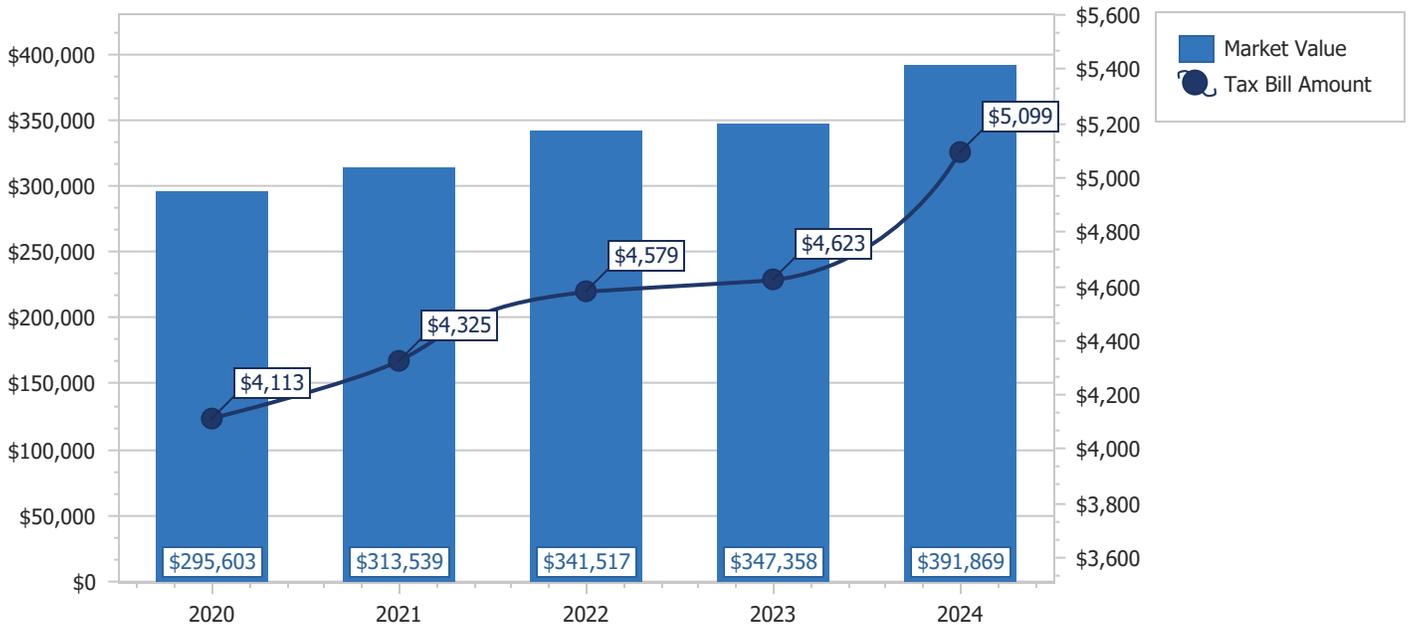
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



6/24/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 10:58:58
PROJ # 25-80000074 RECEIPT # 0175546

OWNER:
JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001003	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	MACHETE TRADE GROUP LLC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE

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

PROJECT NAME:	PS TACO CO ORL - PRE-APPLICATION	PROJ #: 25-80000074
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/24/25	
RELATED NAMES:	EP RICHARD ALLEYNE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	17-21-30-300-025V-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A QUICK SERVICE TACO RESTAURANT ON 0.52 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF OXFORD RD AND FERN PARK BLVD	
NO OF ACRES:	0.52	
BCC DISTRICT:	4-LOCKHART	
CURRENT ZONING:	C-2	
LOCATION:	NORTHWEST OF FERN PARK BLVD, SOUTH OF OXFORD RD	
CURRENT LAND USE:	COM	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RICHARD ALLEYNE 200 MAITLAND AVE #234 ALTAMONTE SPRINGS FL 32701 (917) 600-7903 RALLEYNE@BIRDDOGMEDIA.NET	ROGER CAPOTE 175 CAPE HONEYSUCKLE PLACE SANFORD FL 32771 (407) 813-4110 ROGCAPOTE@GMAIL.COM	

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

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

PROJECT MANAGER COMMENTS

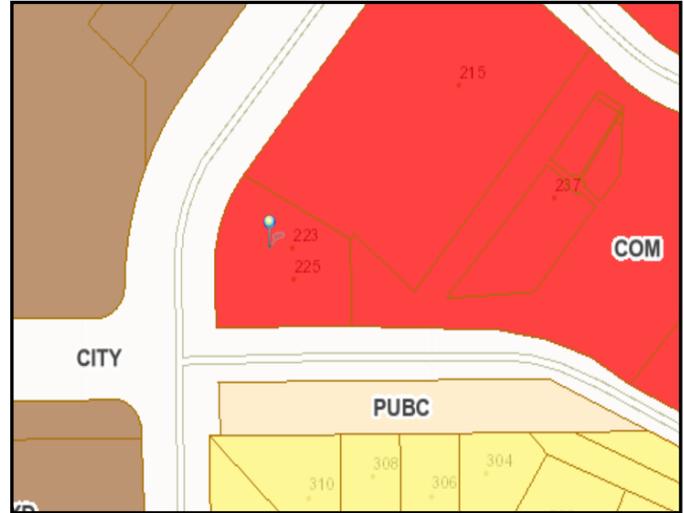
- The subject property has a Future Land Use of Commercial and C-2 (General Commercial) zoning.
- Any proposed changes to the site would require the Applicant to apply for site plan.
- If new impervious surfaces are being proposed on site, stormwater retention must be provided.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.12.13 (b) Buffering. (1) Buffers within the Overlay District shall be required as follows: a. On development sites adjacent to the District perimeter boundary not facing US 17-92 and SR 436, buffering shall be provided along the boundary in accordance with Chapter 30 Part 67, except that no such buffer shall have an opacity of less than 0.3 as specified in Section 30.14.5(b)(1).	Info Only
2.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodemd=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at the time of site plan review.	Info Only
5.	Buffers and CPTED Annie Sillaway	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
6.	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division Jay Hamm	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida	Info Only

		Administrative Code 64E-6.	
10.	Building Division Jay Hamm	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12.	Comprehensive Planning David German	Site has a Future Land Use of COM has FAR of 0.35 (floor area ratio).	Info Only
13.	Comprehensive Planning David German	COM Policy FLU 5.3.3 Commercial lists: D Retail sales, restaurants and commercial services; Based on this, the Future Land Use of COM is consistent with the proposed use.	Info Only
14.	Comprehensive Planning David German	Site is located in the Oxford Overlay District, please note Future Land Use Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District.	Info Only
15.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. The property is already metered and has an active Seminole County water account.	Info Only
17.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is required to connect. The property appears to be connected through an existing onsite lift station/force main and already has an active Seminole County water account.	Info Only
18.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services James Van Alstine	This development will be required to install (if not done already) an appropriate wastewater pretreatment system such as a grease trap due to the proposed restaurant use which has the potential to generate wastewater containing fats, oils, and/or grease.	Info Only
20.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these 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	Info Only

		<p>exempt from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	
21.	<p>Planning and Development Annie Sillaway</p>	<p>The subject property is within the Oxford Overlay District.</p>	
22.	<p>Planning and Development Annie Sillaway</p>	<p>The proposed use of restaurants without a drive-through, as well as alcoholic beverage establishments is a permitted use within the Oxford Overlay District.</p>	Info Only
23.	<p>Planning and Development Annie Sillaway</p>	<p>The building setbacks in the C-2 (General Commercial) zoning district are: Front: Twenty-five (25), Side: Zero (0) feet, Rear: Ten (10) feet.</p>	Info Only
24.	<p>Planning and Development Annie Sillaway</p>	<p>The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.</p>	Info Only
25.	<p>Planning and Development Annie Sillaway</p>	<p>Definition: Alcoholic beverage establishments: Term applies to those commercial establishments selling, dispensing, serving or providing alcoholic beverages and includes, but is not limited to, bars, nightclubs, cocktail lounges, package stores.</p>	Info Only
26.	<p>Planning and Development Annie Sillaway</p>	<p>Because the proposed bona fide restaurant is located within a multi-tenant building and plans to serve alcoholic beverages for on-site consumption, the bona fide restaurant must apply for an alcohol license and comply with the requirement to be at least 1,000 feet from any church or school.</p>	Info Only
27.	<p>Planning and Development Annie Sillaway</p>	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>	Info Only
28.	<p>Planning and Development Annie Sillaway</p>	<p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>	Info Only
29.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.12.14 (c) Off-Street Parking: The following minimum parking standards shall apply in the Oxford Place Overlay District. Where specific land uses are not mentioned in Table 1 below, the</p>	Info Only

		<p>standards provided in Section 30.11.3 of this Code will be applicable.</p> <ol style="list-style-type: none"> 1. Based on Table 1, General Business or Personal Service Establishments (gas station): One (1) space for each two hundred fifty (250) square feet of gross floor area. 2. Restaurant or Other Eating and drinking Establishments: One (1) space for each four (4) seats. <p>Per Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. At site plan review, the Applicant will be required to demonstrate that the proposed restaurant and existing gas station meet the minimum parking requirements.</p>	
30.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.12.15 Signage.</p> <p>(a) [Existing signs.] Business signs which conform to Part 65 Sign Regulations, SCLDC existing as of the effective date of December 11, 2018, the Oxford Place Overlay District Ordinance (2018-0039) may continue in place and shall not require alternation or removal until such time as the property is redeveloped. Existing signs may be repaired, maintained or replaced in accordance with Part 65 Sign Regulations, SCLDC.</p> <p>If new signage is being proposed at the time of site plan review, the Applicant would be required to comply with Sec. 30.10.12.15 (b) under the Oxford Overlay District.</p> <p>Per Sec. 30.10.12.15 (b) - [New signs.] New signs within the Oxford Place Overlay District shall comply with the following standards:(1) Wall (building) Signs.</p> <ol style="list-style-type: none"> a. Wall signs may not be used in conjunction with blade signs; b. Commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 0.5 square feet per linear foot of public street frontage with a maximum of thirty (30) square feet; c. Second-floor commercial uses may also be permitted one second-floor wall sign per 	Info Only

		<p>tenant space per public street frontage; area to be calculated at 0.25 square feet per linear foot of second floor frontage along that public street;</p> <p>d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.</p> <p>e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk;</p> <p>f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and</p> <p>g. Wall signs may be internally, or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the design of the building through style, material and color.</p>	
31.	<p>Planning and Development Annie Sillaway</p>	<p>Per Sec. 30.10.12.14 (f) Bicycle Parking.</p> <p>(1) Two (2) bicycle spaces are required for each ten (10) off-street parking spaces in each development, plus one (1) additional bicycle space for each additional ten (10) off-street parking spaces, up to a maximum of twelve (12) total bicycle spaces for residential uses and a maximum of twenty (20) total bicycle spaces for non-residential uses. Bicycle parking facilities shall be located less than fifty (50) feet from the primary building entrance in a lighted area and visible from the entrance.</p> <p>(2) Where applicable, bicycle parking shall be provided within structured parking.</p> <p>(3) For non-residential uses, parking may be short term (bicycle racks that are sturdy and well anchored to the ground).</p> <p>(4) For residential uses, fifty (50) percent of bicycle parking may be provided by use of bicycle lockers (long term parking).</p>	Info Only
32.	<p>Planning and Development</p>	<p>Per Sec. 30.10.12.13 Open space, buffering, and landscaping.</p>	Info Only

	Annie Sillaway	<p>(a) Open Space.</p> <p>(1) Open space shall be provided at a minimum of fifteen (15) percent of the gross project site for each development parcel and in compliance with Section 30.14.2.4 of this Code unless otherwise stated.</p> <p>(2) Open space areas shall not contain mechanical units and equipment, storage areas, or other service-related functions.</p> <p>(3) For development west of Oxford Road open space areas may include up to seventy-five (75) percent of stormwater retention ponds subject to Section 30.14.2.4(f).</p> <p>(4) Open Space within any development site must include continuous walkways linking buildings together and at least two (2) of the following features:</p> <ul style="list-style-type: none"> a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas; c. Water features with seating areas; d. Rain gardens and/or bioswales; e. Stormwater planters. <p>(5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded.</p>	
33.	Planning and Development Annie Sillaway	<p>Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2,</p> <p>Dimensional requirements of off-street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet</p>	Info Only

		(9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
34.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
36.	Public Safety - Fire Marshal Matthew Maywald	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
37.	Public Safety - Fire Marshal Matthew Maywald	Any building modification/fencing etc shall require building permits and will be reviewed outside of the site plan.	Info Only
38.	Public Works - County Engineering Approval Jim Potter	The site is in the Howell Creek Basin and the Cassel Creek sub area. There are known drainage issues in this area. The current site does not have an approved drainage system. It is currently discharged directly to the County roadway system. Any additional impervious will require stormwater retention to be provided. Water quality for the entire site would also be required as part of the modifications to that system.	Info Only
39.	Public Works - County Engineering Approval Jim Potter	The existing driveways to the site do not meet current County requirements. There is an Oxford Roadway project in this area. Please coordinate with Public Works (407-665-5674) to determine if there are any issues with the Oxford Road driveway. This may need to be modified as part of that project.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Engineering Approval	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-688

Title:

HICKMAN INDUSTRIAL STORAGE YARD - PRE-APPLICATION

Project Number: 25-80000077

Project Description: Proposed Site Plan for an industrial building and outdoor storage yard on 12.37 acres in the M-1 Zoning District located on the northwest side of Hickman Dr and James Wesley Ln

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 20-19-30-5TB-0000-0050+

BCC District: 5-Herr

Applicant: Ray Williams (919) 698-2704

Consultant: Jeffrey Rivera (407) 459-8117



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

PROJ. #: 25-8000077

PM: Tiffany Owens

REC'D: 6/30/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Hickman Industrial Storage Yard	
PARCEL ID #(S): 20-19-30-5TB-0000-0050 & 21-19-30-506-0000-0090	
TOTAL ACREAGE: 12.37 acres	BCC DISTRICT: Andria Herr
ZONING: M-1 Zoning District	FUTURE LAND USE: IND

NAME: Ray Williams	COMPANY: Linder Industrial Machinery CO	
ADDRESS: 6515 Chapel Hill RD		
CITY: Raleigh	STATE: NC	ZIP: 37607
PHONE: 919-698-2704	EMAIL: RAY.WILLIAMS@LINDER.COM	

NAME: Jeffrey Rivera	COMPANY: Kimley-Horn and Associates, INC	
ADDRESS: 6876 Marwick Lane, Suite 350		
CITY: Orlando	STATE: FL	ZIP: 32827
PHONE: 407-459-8117	EMAIL: Jeffrey.Rivera@kimley-horn.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed Site Plan for an industrial building and outdoor storage yard on 12.37 acres in the M-1 Zoning District located on the west side of Hickman Dr, north of W SR 46

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>7/11/2025</u>	COM DOC DUE: <u>7/17/2025</u>	DRC MEETING: <u>7/23/2025</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		<u>Agenda: 7/18/2025</u>
ZONING: <u>M-1</u>	FLU: <u>IND</u>	LOCATION:
W/S: <u>Seminole County</u>	BCC: <u>5-Herr</u>	<u>west side of Hickman Dr, north of W SR 46</u>

To: Seminole County Planning & Development Department

From: Jeffrey Rivera, P.E. Associate
Kimley-Horn and Associates, INC.

Date: 06/30/2025

Subject: Pre-Application Meeting Request: Hickman Industrial Storage Yard

Project Name: Hickman Industrial Storage Yard

Location: 20-19-30-5TB-0000-0050 & 21-19-30-506-0000-0090

Project Narrative:

The proposed project entails the development of an industrial building and an outdoor storage yard with associated parking and infrastructure at the northwest corner of Hickman Circle and James Wesley Lane in Sanford, FL on

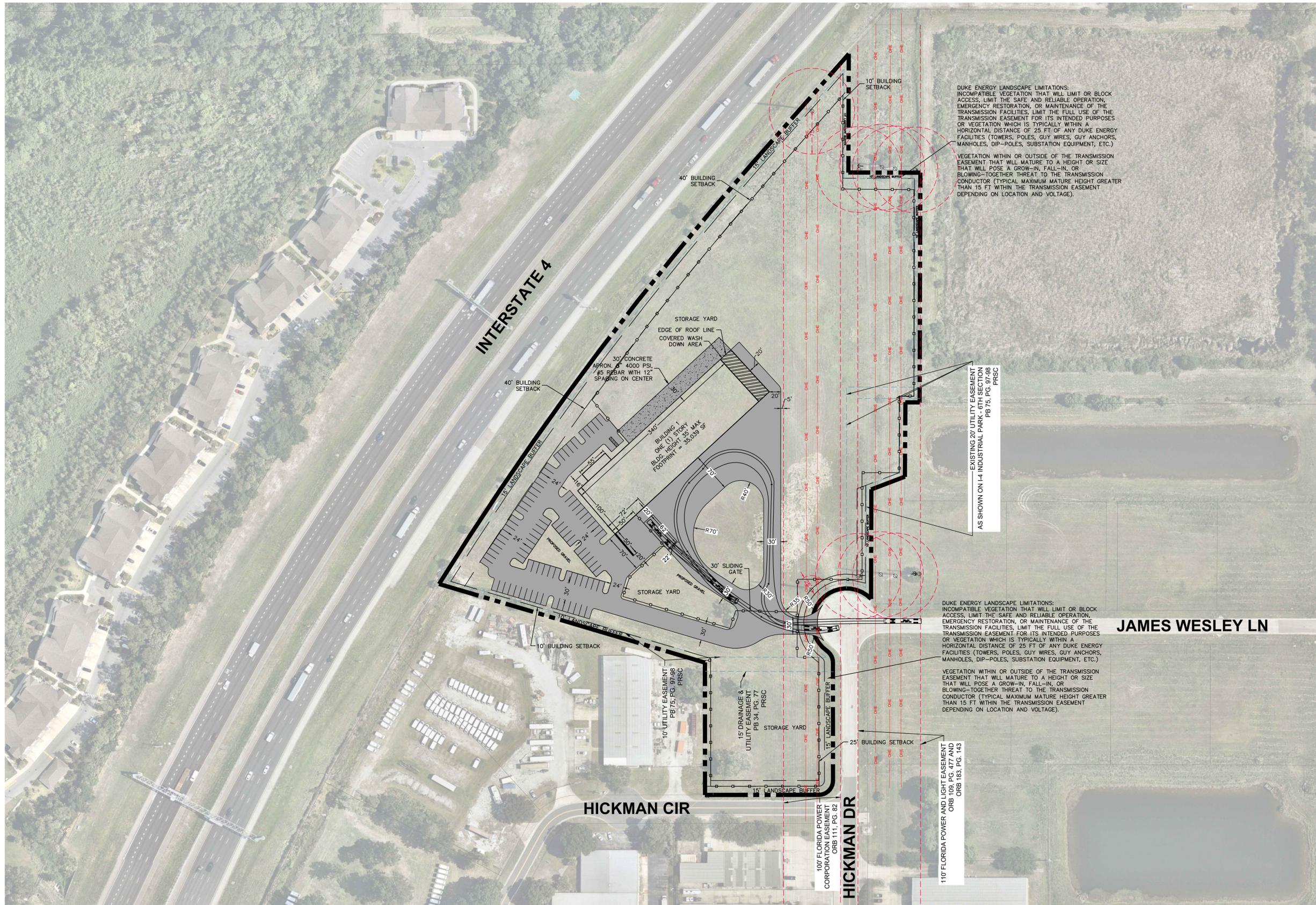
If you have any questions or concerns, feel free to contact me at any time using the provided contact information below.

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey L. Rivera, P.E. | Project Manager
Phone: 407-459-8117
Email: Jeffrey.Rivera@kimley-horn.com

K:\ORL\Civil\249461000-Hickman Ind Sanford\CADD\CONCEPT\SP-05 Hickman Site.dwg



DUKE ENERGY LANDSCAPE LIMITATIONS:
 INCOMPATIBLE VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES, LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FT OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FT WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).

EXISTING 20' UTILITY EASEMENT
 AS SHOWN ON 14 INDUSTRIAL PARK - 6TH SECTION
 PB 75, PG. 97-98
 PRSC

DUKE ENERGY LANDSCAPE LIMITATIONS:
 INCOMPATIBLE VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES, LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FT OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FT WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).

110' FLORIDA POWER AND LIGHT EASEMENT
 ORB 09, PG. 477 AND
 ORB 183, PG. 143

SITE DATA:

FUTURE LAND USE:	INDUSTRIAL
SITE AREA:	12.37 ACRES
TOTAL BUILDING AREA:	35,039 SF
OFFICE:	9,000 SF
WAREHOUSE:	6,500 SF
SERVICE SHOP:	18,500 SF (12 BAYS)
SHOWROOM:	1,039 SF
ALLOWED F.A.R.:	0.65
PROPOSED F.A.R. :	0.07

PARKING REQUIREMENTS:

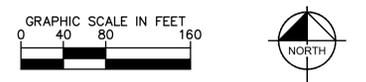
WAREHOUSE: ONE (1) PARKING SPACE FOR EVERY 1,000 SF OF BUILDING + 1 PARKING SPACE FOR EACH TWO (2) EMPLOYEES ON THE LARGEST SHIF

OFFICE SPACE: ONE (1) PARKING SPACE FOR EVERY 200 SF OF GROSS AREA

SERVICE SHOP: THREE (3) SPACES FOR EACH BAY

TOTAL REQUIRED PARKING:	88 SPACES
TOTAL PROPOSED PARKING:	90 SPACES

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



Kimley»Horn

HICKMAN LINDER

SEMINOLE COUNTY, FL

CONCEPTUAL SKETCH

06/26/2025 - CONTACT JEFFREY RIVERA, P.E. (407) 459-8117

SP-05

Property Record Card



Parcel: 20-19-30-5TB-0000-0050
Property Address: HICKMAN DR SANFORD, FL 32771
Owners: LINDER INDUSTRIAL MACHINERY COMPANY
 2025 Market Value \$4,743,814 Assessed Value \$4,743,814 Taxable Value \$4,743,814
 2024 Tax Bill \$51,270.92 Tax Savings with Non-Hx Cap \$11,390.12
 Vac Industrial General property has a lot size of 11.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-19-30-5TB-0000-0050
Property Address	
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$4,743,814	\$4,743,814
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,743,814	\$4,743,814
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$1,436,333
P&G Adjustment	\$0	\$0
Assessed Value	\$4,743,814	\$3,307,481

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$62,661.04
Tax Bill Amount	\$51,270.92
Tax Savings with Exemptions	\$11,390.12

Owner(s)

Name - Ownership Type

LINDER INDUSTRIAL MACHINERY COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5
I-4 INDUSTRIAL PARK - 6TH SECTION
PB 75 PGS 97 - 98

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,743,814	\$0	\$4,743,814
Schools	\$4,743,814	\$0	\$4,743,814
FIRE	\$4,743,814	\$0	\$4,743,814
ROAD DISTRICT	\$4,743,814	\$0	\$4,743,814
SJWM(Saint Johns Water Management)	\$4,743,814	\$0	\$4,743,814

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes

Land

Units	Rate	Assessed	Market
486,545 SF	\$9.75/SF	\$4,743,814	\$4,743,814

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

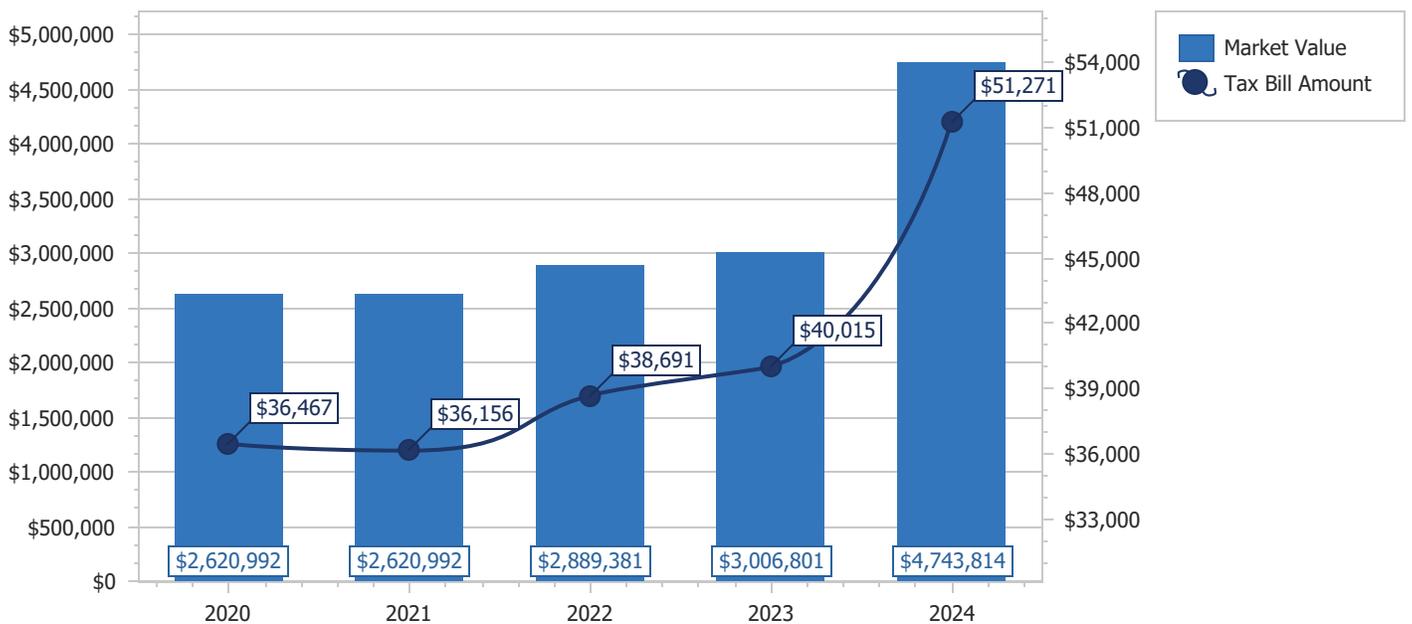
Political Representation

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

Utilities

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

Property Value History



Property Record Card



Parcel: **21-19-30-506-0000-0090**
 Property Address:
 Owners: **LINDER INDUSTRIAL MACHINERY COMPANY**
 2025 Market Value \$506,269 Assessed Value \$506,269 Taxable Value \$506,269
 2024 Tax Bill \$4,362.83 Tax Savings with Non-Hx Cap \$2,324.48
 Vac Industrial General property has a lot size of 1.19 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-19-30-506-0000-0090
Property Address	
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$506,269	\$506,269
Land Value Agriculture	\$0	\$0
Just/Market Value	\$506,269	\$506,269
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$293,125
P&G Adjustment	\$0	\$0
Assessed Value	\$506,269	\$213,144

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,687.31
Tax Bill Amount	\$4,362.83
Tax Savings with Exemptions	\$2,324.48

Owner(s)

Name - Ownership Type

LINDER INDUSTRIAL MACHINERY COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 9
I-4 INDUSTRIAL PARK 4TH SEC
PB 34 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$506,269	\$0	\$506,269
Schools	\$506,269	\$0	\$506,269
FIRE	\$506,269	\$0	\$506,269
ROAD DISTRICT	\$506,269	\$0	\$506,269
SJWM(Saint Johns Water Management)	\$506,269	\$0	\$506,269

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes
WARRANTY DEED	8/1/2006	\$5,340,300	06384/1536	Vacant	No

Land

Units	Rate	Assessed	Market
51,925 SF	\$9.75/SF	\$506,269	\$506,269

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

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

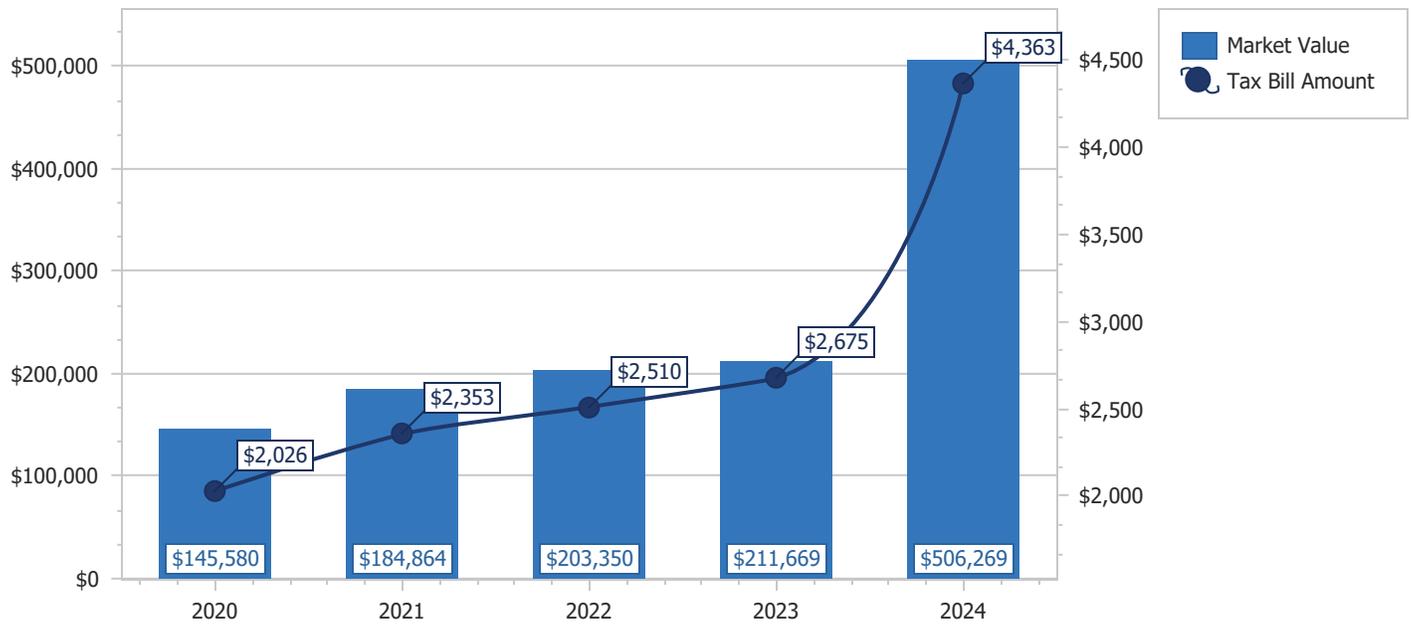
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/1/2025 3:52:52 PM
Project: 25-80000077
Credit Card Number: 37*****2004
Authorization Number: 288589
Transaction Number: 010725O17-F3E98E07-7660-425E-BE9B-0A32C345DF06
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	HICKMAN INDUSTRIAL STORAGE YARD - PRE-APPLICATION	PROJ #: 25-8000077
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/30/25	
RELATED NAMES:	EP JEFFREY RIVERA	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	20-19-30-5TB-0000-0050+	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR AN INDUSTRIAL BUILDING AND OUTDOOR STORAGE YARD ON 12.37 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF HICKMAN DR, NORTH OF W SR 46	
NO OF ACRES	12.37	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE WEST SIDE OF HICKMAN DR, NORTH OF W SR 46	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
RAY WILLIAMS LINDER INDUSTRIAL MACHINERY CO 6515 CHAPEL HILL RD RALEIGH NC 37607 (919) 698-2704 RAY.WILLIAMS@LINDER.COM	JEFFREY RIVERA KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 459-8117 JEFFREY.RIVERA@KIMLEY-HORN.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Industrial and a M-1 (Industrial) zoning classification.
- The proposed office, warehouse, service shop, and showroom uses are permitted in the M-1-current Zoning District.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement the goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. This size S1 building will require sprinkler system.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Comprehensive Planning	Future Land Use of IND with maximum FAR (Floor area ratio) of 0.65.	Info Only
11.	Comprehensive Planning	Future Land Use Policy FLU 5.3.4 Industrial allows the following: Uses A Light manufacturing industry; Based on this, the proposed use appears consistent the IND Future Land Use. The use will need to also be allowable in the underlying zoning.	Info Only

12.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area) sub area 8. Review and comments will be coordinated with the City of Sanford.	Info Only
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running along the west side of Hickman Dr that extends north into parcel 20-19-30-5TB-0000-0050 for ~375 ft and then 90 degree bends to the east through the property line with parcel 16-19-30-5AC-0000-0480.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 8" PVC sanitary sewer line and manhole near the southern property line of parcel 20-19-30-5TB-0000-0050.	Info Only
16.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
17.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
18.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed industrial use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald	Info Only

		cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
21.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
28.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
30.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

31.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
32.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
33.	Planning and Development	The subject property has a Future Land Use designation of Industrial and a M-1 (Industrial) zoning classification.	Info Only
34.	Planning and Development	The proposed uses of office, warehouse, service shop, and showroom are permitted in the current M-1 zoning district.	Info Only
35.	Planning and Development	The proposed project is subject to Site Plan Review and approval Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
36.	Planning and Development	The minimum required building setbacks for the M-1 zoning district are: Fifty (50) Front Yard, Ten (10) Rear yard, Ten (10) Side Yard, Ten (10) Side Street.	Info Only
37.	Planning and Development	The minimum open space requirement in the M-1 zoning district is twenty-five (25) percent.	Info Only
38.	Planning and Development	The maximum building height in the M-1 zoning district is thirty-five (35) feet.	Info Only
39.	Planning and Development	Parking and landscaping requirements can be found in SCLDC at the link below. Parking requirements for the subject uses are: Office* - four (4) spaces / one thousand (1,000) sq. ft. Retail* - four (4) spaces / one thousand (1,000) sq. ft. Warehouse - one (1) space / two (2) employees, Plus one (1) space / company vehicle Service Shop- one (1) space / two (2) employees, Plus one (1) space / company vehicle *Above ten thousand (10,000) sq. ft. there is a reduction to three (3) spaces / on thousand 1,000 sq. ft.	Info Only

		https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	
40.	Planning and Development	<p>Per Sec. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p> <p>Please refer to Sec. 30.11.7.4 Quantity of Bicycle Parking Required.</p> <p>Table 11.7A: Minimum Number of Bicycle Parking Spaces Required</p> <p>General Business / Retail: Long-Term: 1:25,000sf, Short-Term: 1:7,500 sf (minimum 4)</p> <p>Office: Long-Term: Long-Term: 1:15,000 sf, Short-Term: 1:25,000 sf (minimum 4)</p> <p>Manufacturing Concerns and Warehouses: Long-Term: 1:30,000 sf, Short-Term: 4 spaces plus 1:50,000 sf Sec. 30.11.1. - Applicability.</p>	
41.	Planning and Development	Per Sec. 30.15.1 - All commercial, office, industrial and multi-family development shall comply with the following exterior lighting requirements: A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Info Only
42.	Planning and Development	Per Sec. 30.15.1 (b)(3) - Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet.	Info Only
43.	Planning and Development	Per Sec. 30.4.21.2 Enclosed buildings and outside storage. All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
46.	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
47.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access	Info Only

		roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
48.	Public Works - Engineering	Library Comment The proposed project is located within the Lake Monroe drainage basin.	Info Only
49.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
50.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There are known downstream issues. The site will have to attenuate the volume for the same design storm.	Info Only
51.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
52.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT.	Info Only
53.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The current layout does not appear to address drainage. Staff is not aware that this site is part of an existing drainage system and or has a separate drainage system. A retention pond will be required for the site.	Info Only
54.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
55.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
56.	Public Works -	The roadway geometry meets County standards. The	Info Only

	Engineering	roadway structure meets County standards.	
57.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
58.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project if the trip generation for the proposed uses generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407) 665-5730 wwartonr@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-689

Title:

LIFE POINT CHRISTIAN CHURCH - PRE-APPLICATION

Project Number: 25-80000075

Project Description: Proposed Special Exception and Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 25-20-29-300-0170-0000

BCC District: 4-Lockhart

Applicant: Phil Ayres (407) 385-9725

Consultant: Richard Dixon (386) 428-5834



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

PROJ. #: 25-80000075

Received: 6/25/25

Paid: 7/1/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: LIFE POINT CHRISTAIN CHURCH	
PARCEL ID #(S): 25-20-29-300-0170-0000	
TOTAL ACREAGE: 2.53 Acres	BCC DISTRICT: 4: Lockhart
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: PASTOR PHIL AYRES	COMPANY: LIFE POINT CHRISTAIN CHURCH
ADDRESS: 1470 MYRTLE LAKE HILLS ROAD	
CITY: LONGWOOD	STATE: FL ZIP: 32750
PHONE: (407) 385-9725	EMAIL: PHIL@LIFEPOINTCHURCH.COM

CONSULTANT

NAME: RICHARD DIXON, P.E.	COMPANY: ANDERSON-DIXON, LLC
ADDRESS: 102 S. ORANGE STREET	
CITY: NEW SMYRNA BEACH	STATE: FL ZIP: 32168
PHONE: (386) 28-5834 386 428 5834	EMAIL: RICK@ANDERSONDIXONLLC.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>ADDITION TO MAIN A BUILDING</u>				

STAFF USE ONLY

COMMENTS DUE: 7/11	COM DOC DUE: 7/17	DRC MEETING: 7/23
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the northwest corner of Myrtle Lake Hills & E E Williamson Rd
W/S: Sunshine Water	BCC: 4: Lockhart	

Agenda: 7/18

June 24, 2025

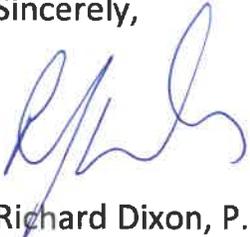
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject: Pre Application - Detailed Narrative

Life Point Christian Church
1470 Myrtle Lake Hills Road
Longwood, FL 32750

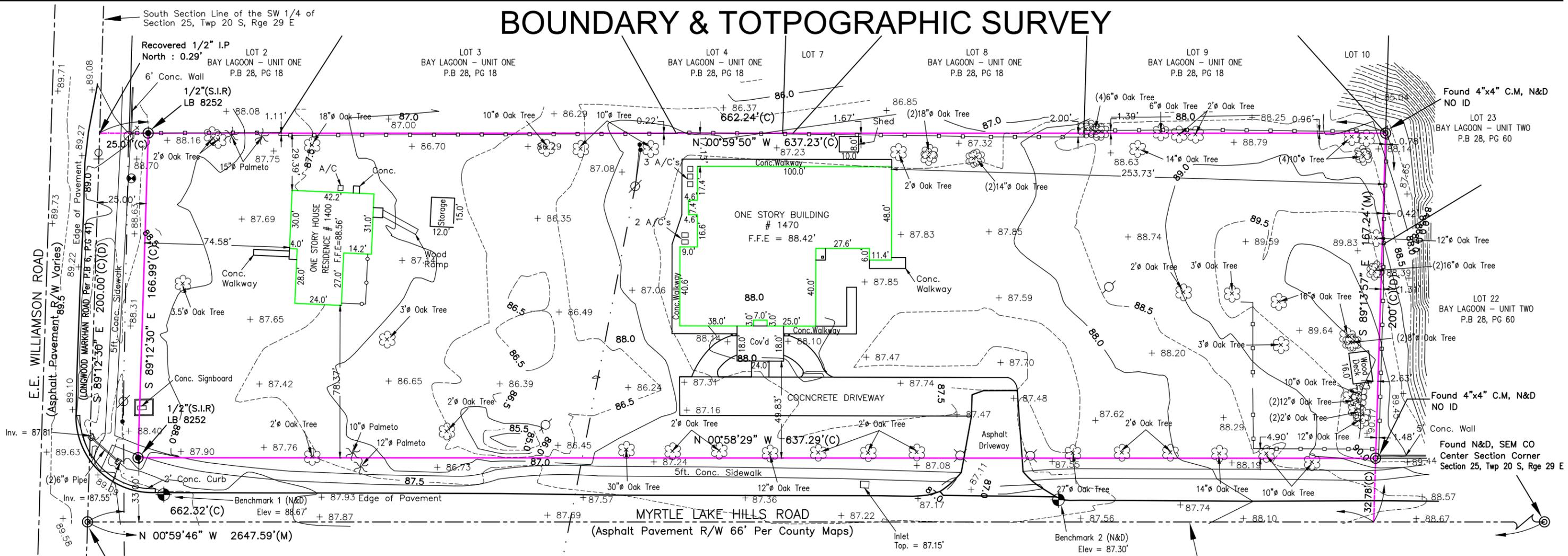
The existing Life Point Christian Church is planning on building a new church building. The existing building will be used for offices and non-worship activities. The project will include parking, stormwater treatment and attenuation, and landscaping.

Sincerely,



Richard Dixon, P.E.
Anderson-Dixon, LLC

BOUNDARY & TOPOGRAPHIC SURVEY



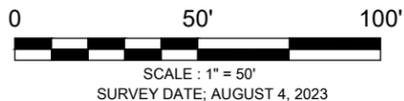
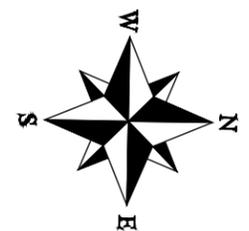
Found N&D, SEM CO
South 1/4 Section Corner
Section 25, Twp 20 S, Rge 29 E

- SURVEY NOTES :**
- 1) Assumed North based on a Bearing on the EAST Section line of the SW 1/4 of Section 25, Twp 20 S, Rge 29 E, being N 00°59' 46" W, assumed.
 - 2) This Survey has been prepared without benefit of Title Abstract and is subject of any Dedications, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other matters of record.
 - 3) Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
 - 4) No underground utilities or underground encroachments were measured or located as part of this survey.
 - 5) Legal description provided by others.
 - 6) Only visible and above ground encroachments located.
 - 7) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
 - 8) Underpinning of footings, foundations or other Improvements were not shown.
 - 9) The ownership of the fences was not determined.
 - 10) The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
 - 11) This survey has been prepared for the exclusive use of the person or entities named hereon.
 - 12) This map is intended to be displayed at a scale of 1" = 50' or smaller.
 - 13) Wall ties are to the face of the wall.

LEGEND

	Set Corner
	Monument found
	Benchmark
	Aluminum Lamp Pole
	Wood Power Pole
	Wood Light Pole
	Water Meter
	Wood Pole Traffic Light
(C)	Calculated Distance
(D)	Deed Distance
(M)	Measured Distance
(F.I.R)	Found Iron Rod
(F.I.P)	Found Iron Pipe
(S.I.R)	Set Iron Rod
I.P	Iron Pipe
Twp	Township
Rge	Range
N&D	Nail and Disk
C.M	Concrete Monument
P.B	Plat Book
PG	Pages
Conc.	Concrete
Cov'd	Covered
A/C	Air Conditioner
	Guy Wire
	Center Lines
	Property Line
	Wood Rail Fence
	6ft Wood Fence
	Section Lines
	Overhead Power Lines
	Index Contour elev.
	Interval Contour Elev.
	Spot Elev.

LEGAL DESCRIPTION;
The East 200 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 29 East, (Less Road Right-of-Way), Seminole County, Florida.



STADIA SURVEYORS & MAPPERS LLC
535 Stonewall Ave. Haines City, FL 33844
Tel. 863-303-7296 LB 8252

Certified to;
OWNER: LIFEPOINT CHRISTIAN CHURCH INC

PROPERTY INFORMATION ;
ADDRESS:
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750
OWNER: LIFEPOINT CHRISTIAN CHURCH INC
PARCEL ID : 25-20-29-300-0170-0000
AREA = 2.44 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map # : 12117C0155F
Effective Date: 9/28/2007

PROJECT NO. : 23 - 238
PAGE 1 OF 1

SURVEYOR'S NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35'(NAVD88).

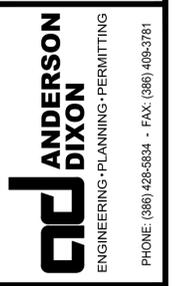
SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.



SIGNED
RAFAEL ESCOBAR
PSM # 7167
AUGUST 8, 2023

DATE:
06-25-25



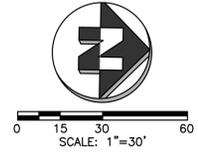
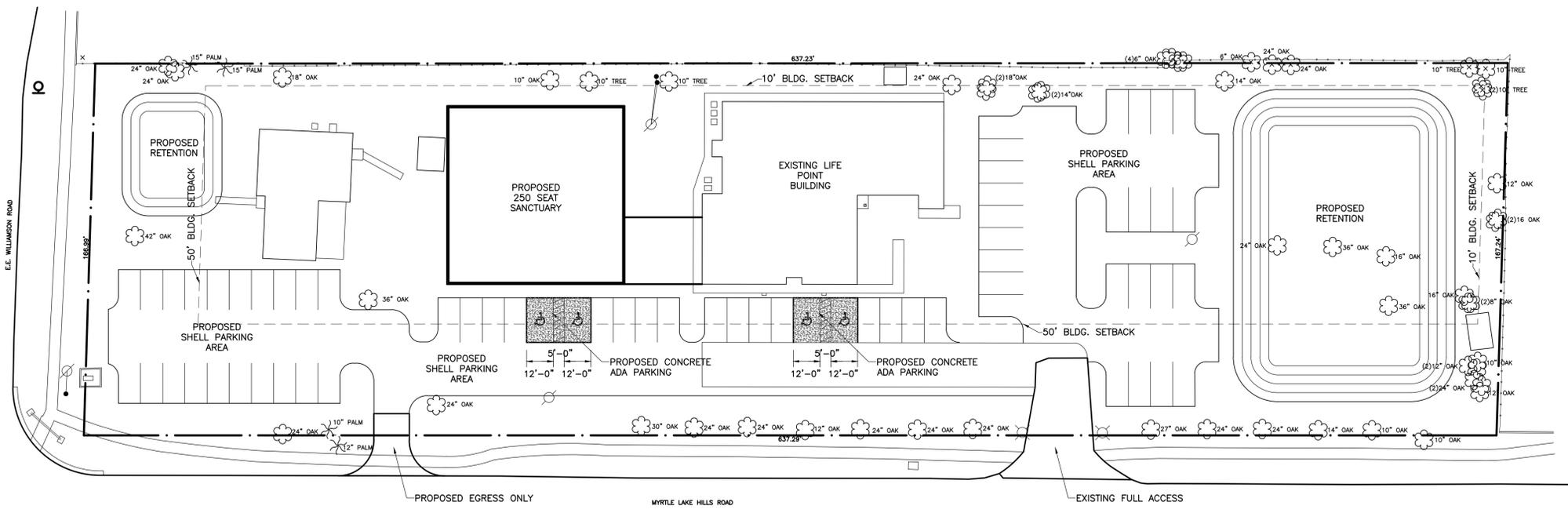
RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168
(386) 428-5834

**CONCEPTUAL SITE PLAN EXHIBIT FOR:
LIFE POINT CHRISTIAN CHURCH**
1140 EE WILLIAMS ROAD
LONGWOOD, FL.

CLIENT: LIFE POINT CHRISTIAN CHURCH
1140 EE WILLIAMS ROAD
LONGWOOD, FL.
DRAFTER: DBA
CHECKED BY: RD
PROJECT NO. 25-1459

SHEET NO.
EX-1

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1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
Location Map



1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
ZONING MAP



A-1 (SINGLE FAMILY RESIDENTIAL)



June 12, 2025

ZONING DATA

Client:	Life Point Christian Church	
ADDRESS:	1400 EE Williamson Road 1470 Myrtle Lake Hills Road Longwood, FL 32750 Parcel # 25-20-29-300-0170-0000 Seminole County	
TERRITORY:	A-1 Agriculture	
Zoning Classification:	A-1 Agriculture	
Zoning Setbacks:	1 Acre East Front - 50 Ft 150 Ft South Front - 50 Ft Min Lot Width Ft Min Lot Dept Ft Min Front Yard Ft Min Front Yard Ft Min Rear Yard Ft Min REAR YARD Min STREET Side YARD Min Side Yard Ft	
	2nd Front 50 Ft West Side - 10 Ft	
	30 Ft 10 Ft	
	35 FT or 3 Stories	
	35%	
	75%	
	N/A	
	YES	
	YES	
Corner Lot (Y,N)	YES	
Major Road	YES	
Comments:	BUFFERS: East Front - South Front - West Side - North Side - Landscape Buffer adjacent to residential must include a 6 ft tall masonry wall.	
	Accessory to Residence: 10 Ft rear setback, side setback equal to requirements for main residence. 50 ft min front setback & shall not project beyond the front building line for the main residence unless 100 ft setback can be maintained. Accessory dwelling units limited to 35% of the GFA of main residence.	
PARKING:	Assembly Spaces 1 Space per 4 Seats.	

Property Record CardA



Parcel: **25-20-29-300-0170-0000**
 Property Address: **1400 EE WILLIAMSON RD LONGWOOD, FL 32750**
 Owners: **LIFEPOINT CHRISTIAN CHURCH INC**
 2025 Market Value \$877,255 Assessed Value \$877,255 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$11,168.69
 The 3 Bed/1.5 Bath Churches property is 1,946 SF and a lot size of 2.53 Acres

Parcel LocationA



Site ViewA



25202930001700000 02/20/2024

Parcel InformationA

Parcel	25-20-29-300-0170-0000
Property Address	
Mailing Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750-7132
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2014)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$674,267	\$658,354
Land Value (Market)	\$192,750	\$178,744
Just/Market Value	\$877,255	\$845,536
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,168.69
Tax Bill Amount	
Tax Savings with Exemptions	\$11,168.69

Owner(s)A

Name - Ownership Type
 LIFEPOINT CHRISTIAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 25 TWP 20S RGE 29E
E 200 FT OF SE 1/4 OF SE
1/4 OF SW 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$877,255	\$877,255	\$0
Schools	\$877,255	\$877,255	\$0
FIRE	\$877,255	\$877,255	\$0
ROAD DISTRICT	\$877,255	\$877,255	\$0
SJWM(Saint Johns Water Management)	\$877,255	\$877,255	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/1/2013	\$100	07981/1645	Improved	No
WARRANTY DEED	2/1/2013	\$810,000	07979/0641	Improved	No
WARRANTY DEED	3/1/2009	\$202,600	07153/1705	Improved	No
WARRANTY DEED	1/1/1975	\$37,500	01045/0866	Improved	Yes

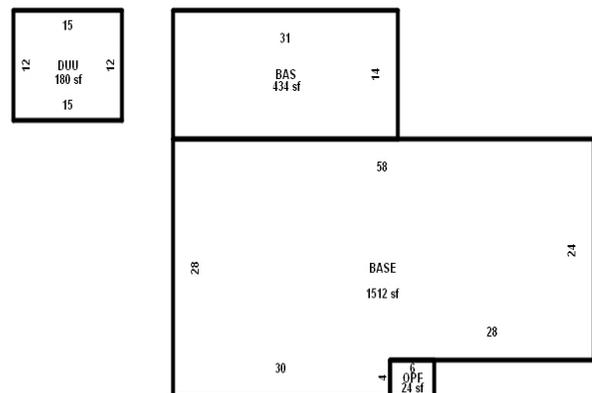
LandA

Units	Rate	Assessed	Market
2.57 Acres	\$75,000/Acre	\$192,750	\$192,750

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	1512
Total Area (ft ²)	2150
Constuction	CONC BLOCK
Replacement Cost	\$146,084
Assessed	\$83,998

* Year Built = Actual / Effective



Sketch by Apex Medra™

Building 1

08108	PRIVACY FENCE 6' & 8' HIGH	\$1,200		9/1/1999
00127	GREATROOM/UTILITY/STUDY/BATH	\$25,404	9/10/1997	1/1/1997
06145	ADD CLASSROOM, OFFICE TO CHURCH	\$198,464	7/7/1995	9/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
CONC UTILITY BLDG	1964	180	\$4,500	\$1,800
COMMERCIAL CONCRETE DR 4 IN	1994	3878	\$21,096	\$8,438

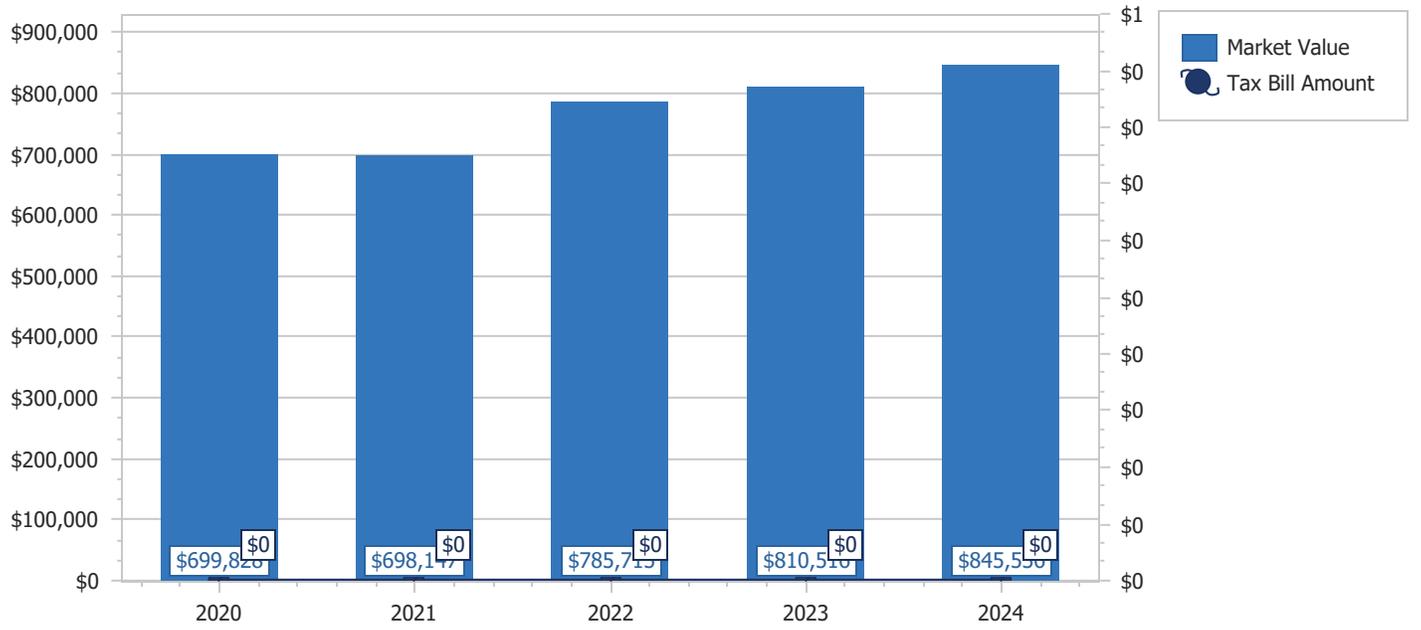
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Woodlands
Middle	Rock Lake
High	Lake Mary

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

UtilitiesA	
Fire Station #	Station: 15 Zone: 150
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date: 7/1/2025 10:57:05 AM
Project: 25-80000075
Credit Card Number: 42*****0637
Authorization Number: 068848
Transaction Number: 010725C29-FF011CDE-D8CC-4321-973B-24A667757F29
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	LIFE POINT CHRISTIAN CHURCH – PRE-APPLICATION	PROJ #: 25-8000075
APPLICATION FOR:	DR - PRE-APPLICATION	
APPLICATION DATE:	7/02/25	
RELATED NAMES:	EP RICHARD DIXON	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN AND SPECIAL EXCEPTION TO BUILD A NEW CHURCH ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
FUTURE LAND USE -	LDR	
APPLICANT:	CONSULTANT:	
PHIL AYRES LIFE POINTE CHRISTIAN CHURCH 1470 MYRTLE LAKE HILLS RD LONGWOOD FL 32750 (407) 385-9725 PHIL@LIFEPOINTCHURCH.COM	RICHARD DIXON ANDERSON-DIXON LLC 102 S ORANGE ST NEW SMYRNA BEACH FL 32168 (386) 428-5834 RICK@ANDERSONDIXONLLC.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning.
- The proposed church would be considered a Civic Assembly Community Facility, which is allowable within the A-1 Zoning District only with an approved Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
3.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning	Site is located near the boundary to City of Longwood. Consider annexation into Longwood.	Info Only
9.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) allows for places of worship with a special exception as specified in Comprehensive Plan Policy FLU 5.2.1 Low Density Residential.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
11.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

12.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
17.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
18.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only

21.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
22.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Natural Resources Sarah Harttung	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
24.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
25.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development	The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning classification.	Info Only
27.	Planning and Development	Based on the information provided, the proposed church would be considered a Civic Assembly Community Facility, which is generally designed for and intended to serve the residents of several neighborhoods within the same approximate geographic area. Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards: <ul style="list-style-type: none"> • Maximum Lot Area: Ten (10) acres of developable land 	Info Only

		<ul style="list-style-type: none"> Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space 	
28.	Planning and Development	<p>When the existing church was originally established, it was classified as a permitted use within the A-1 (Agriculture) zoning district. However, following the zoning code amendments effective April 1, 2024, the proposed expansion of the church would require obtaining an approved Special Exception.:</p> <p>https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</p>	Info Only
29.	Planning and Development	<p>There are some concerns over the existing concrete signboard shown on the Survey and Site Plan as it appears to be partially within public right-of-way. The sign may require replacement and relocation.</p>	Info Only
30.	Planning and Development	<p>Step 1 – Special Exception:</p> <p>The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. The timeline may range between 4 to 6 months, depending on staff review and timelines and Board agenda scheduling deadlines.</p> <p>Step 2 – Site Plan Approval:</p> <p>If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	
31.	Planning and Development	<p>The proposed site changes are subject to Site Plan Review and Approval Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
32.	Planning and Development	<p>The required minimum building setbacks for the A-1 (Agriculture) zoning district are as follows: Fifty (50) Front Yard, Thirty (30) Rear yard, Ten (10) Side Yard, Fifty (50) Side Street.</p>	Info Only
33.		<p>The maximum allowable building height in the A-1 zoning district is thirty-five (35) feet.</p>	
34.	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for Civic Assembly use are:</p> <p>1 parking space for every 4 seats, additional information regarding the proposed use of the existing structures to remain will be required to determine the applicable required parking.</p> <p>Per Sec. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in</p>	Info Only

		<p>capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p> <p>Please refer to Sec. 30.11.7.4 Quantity of Bicycle Parking Required.</p> <p>Assembly Use: Long-Term: 1:25,000 sf, Short-Term: 1 / 20 rated patron capacity (minimum 8) (2).</p>	
35.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
36.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u> Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p>	Info Only
37.	Planning and Development	<p><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></p> <p>Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.</p>	Info Only
38.	Planning and Development	<p>In addition to otherwise permitted uses, customary accessory structures and activities are permitted. Please refer to Sec. 30.6.17.2 linked below: https://library.municode.com/fl/seminole_county/codes/land</p>	Info Only

		development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS	
39.	Planning and Development	<p>Per Sec. 30.6.17.5 (a) When a Special Exception is required for a civic assembly use, specific review criteria shall be used to determine the appropriateness of the application.</p> <p>Please refer to Sec. 30.6.17.5 linked below: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS</p>	Info Only
40.	Planning and Development	<p>The subject site is within the Wekiva Study and must comply with the following Policies in the Seminole County Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection:</p> <p>A Protection of Open Space</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process; 3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District; 4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space. <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: <ol style="list-style-type: none"> a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. <p>C. Karst Features and Sensitive Natural Habitat 1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs</p>	Info Only

		<p>recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:</p> <ul style="list-style-type: none"> a. Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques; b. Restricting untreated water from a development site from directly discharging into karst features; c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat; d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features. <p>2. The County shall also adopt BMPs to: a. Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques; b. Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts. D. Land Development Code Provisions.</p> <p>The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.</p>	
41.		<p>The subject site is within the Wekiva Study and must comply with the following per the Seminole County Land Development Code:</p> <p>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS</p> <p>30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards".</p> <p>The following findings are hereby adopted as legislative findings by the Board of County Commissioners:</p> <p>(a)The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p>	

		<p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which:</p> <p>Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. (g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</p> <p>30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p> <p>30.10.5.14. Environmental development standards.</p> <p>(a) Karst Features Protection.</p> <p>(1) A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.</p> <p>(2) A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed.</p> <p>(3) Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies.</p> <p>(4) Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review</p>	
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		<p>Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies.</p> <p>(5) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager.</p> <p>(6) Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(7) An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part.</p> <p>(b) Sensitive Natural Habitat Protection.</p> <p>(1) A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required.</p> <p>(2) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager.</p> <p>(3) Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(4) An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land.</p> <p>(c) Open Space Protection.</p> <p>(1) Open space areas shall be physically connected, whenever practicable, when spread throughout a development site.</p> <p>(2) Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code</p> <p>(3) Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2.</p>	
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42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
44.	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

45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
46.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
48.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
49.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally southeast.	Info Only
50.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the southeast corner of the property.	Info Only
51.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
52.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwm.com .	Info Only
53.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
54.	Public Works - Engineering	The south driveway would not be allowed. It is too close to the intersection and in the turn lanes.	Info Only
55.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
56.	Public Works - Engineering	Traffic signal modifications are required.	Info Only

57.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, corner clip drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
58.	Public Works - Impact Analysis	No review required, net new trips to be generated will be less than requirement for a Traffic Impact Study (TIS).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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