



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, December 4, 2024

9:00 AM

**Room 3024 and hybrid TEAMS
option**

This meeting will be held In-Person and remotely on Teams. 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 AND PRE-APPLICATIONS

9:00AM (IN PERSON) WILDWOOD TRL (2310) - PRE-APPLICATION

[2024-1504](#)

Project Number: 24-80000128

Project Description: Proposed Subdivision to create 3 parcels on 39.14 acres in the A-5 Zoning District located on the north side of Wildwood Trl, west of Cochran Rd

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

Parcel ID: 19-20-32-300-0020-0000

BCC District: 2-Zembower

Applicant: Annette Donahue (407) 792-9525

Consultant: N/A

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

**9:20AM (IN PERSON) SEMINOLE COUNTY LITTLE LEAGUE -
PRE-APPLICATION**[2024-1547](#)**Project Number:** 24-80000131**Project Description:** Proposed Site Plan for a sports complex on 10.39 acres in the A-1 Zoning District located on the north side of W SR 46, west of Orange Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-29-300-0040-0000**BCC District:** 5-Herr**Applicant:** Richard Vaughan**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) HIGHWAY 46 COMMERCIAL - SMALL SCALE FUTURE
LAND USE AMENDMENT & PD REZONE**[2024-1527](#)**Project Number:** 24-20500014**Project Description:** Proposed Small Scale Future Land Use Amendment from Higher Intensity Planned Development - Target Industry to Planned Development and C-1/A-1 to PD for a commercial development on 11.62 acres located on the northwest corner of W SR 46 and Harvest Time Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-0920**BCC District:** 5-Herr**Applicant:** Thomas Dixon (321) 594-6771**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) PARKWAY - PRE-APPLICATION**[2024-1548](#)**Project Number:** 24-80000132**Project Description:** Proposed Site Plan for a 336 unit apartment complex and medical office on 21.61 acres in the PD Zoning District located on the east side of International Pkwy, south of Wayside Dr**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0280-0000**BCC District:** 5-Herr**Applicant:** Benjamin Beckham (407) 629-8330**Consultant:** Benjamin Beckham (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1504

Title:

9:00AM (IN PERSON) WILDWOOD TRL (2310) - PRE-APPLICATION

Project Number: 24-80000128

Project Description: Proposed Subdivision to create 3 parcels on 39.14 acres in the A-5 Zoning District located on the north side of Wildwood Trl, west of Cochran Rd

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

Parcel ID: 19-20-32-300-0020-0000

BCC District: 2-Zembower

Applicant: Annette Donahue (407) 792-9525

Consultant: N/A



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

PROJ. #: 24-80000128

Received: 10/28/24

Paid: 11/1/24

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: <u>2310 W. Idwood Trail, Geneva, FL 32732</u>	
PARCEL ID #(S): <u>19-20-32-300-0020-0000</u>	
TOTAL ACREAGE: <u>39.14</u>	BCC DISTRICT:
ZONING: <u>A-5</u>	FUTURE LAND USE:

APPLICANT

NAME: <u>Annette Duvache</u>	COMPANY: <u>PCPI Properties II, LLC</u>
ADDRESS: <u>819 S. Lake Jessup Ave</u>	
CITY: <u>Oviedo</u>	STATE: <u>FL</u> ZIP: <u>32765</u>
PHONE: <u>(407) 792-9525</u>	EMAIL: <u>pcpi.services@aol.com</u>

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: My daughter + nephews would like to build a house on the property we are buying to keep our family together on the 39 acres. We would like to divide into 3 parcels - Thank you

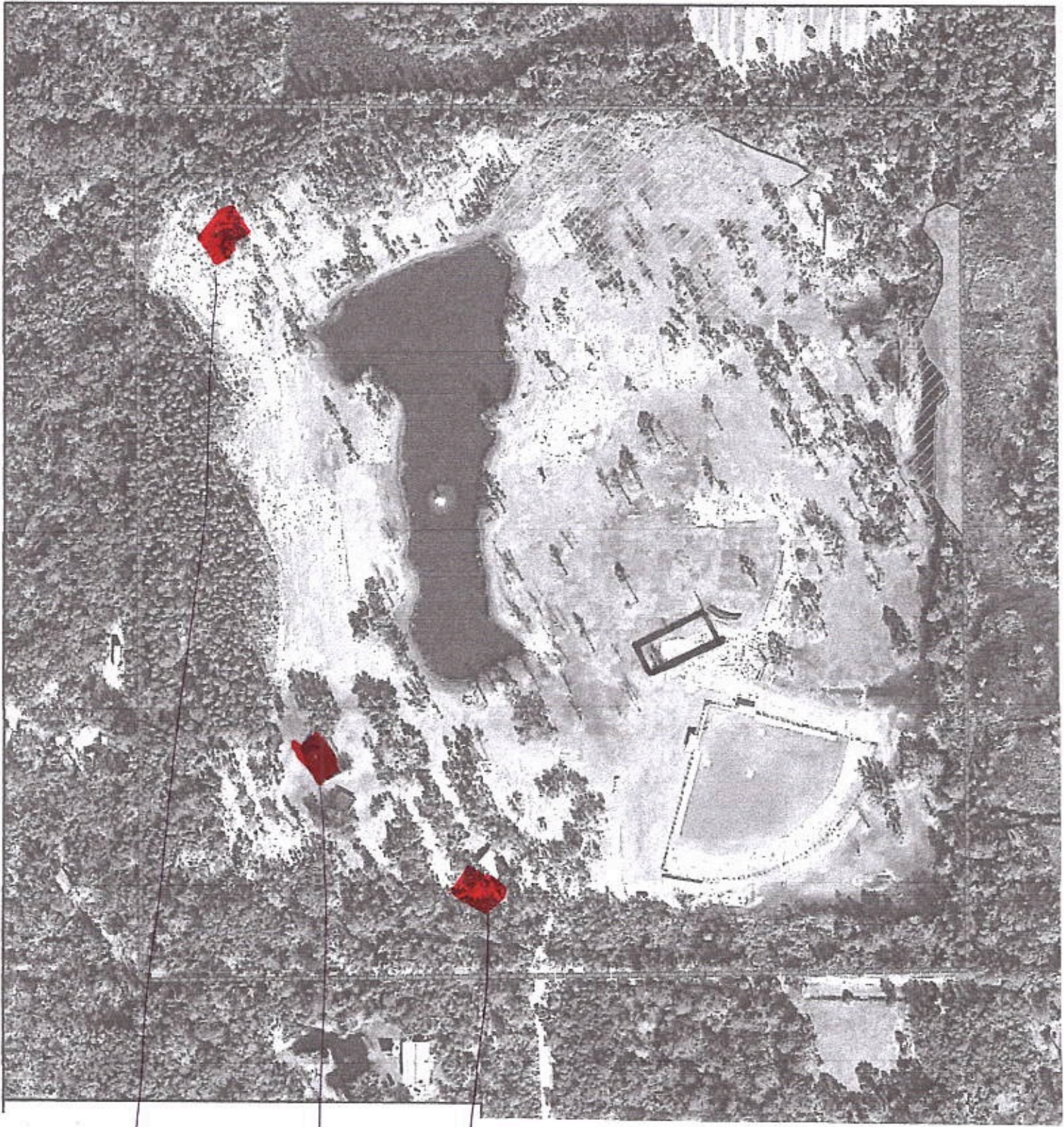
STAFF USE ONLY

COMMENTS DUE: <u>11/8</u>	COM DOC DUE: <u>11/14</u>	DRC MEETING: <u>11/20</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the north side of Wildwood Trl, west of Cochran Rd</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

Agenda: 11/15

We are planning to build a primary residence to the left and right of the existing house.

The three families will reside on the property. Currently, no additional plans for the remainder of the property except for personal use.



House for
my
daughter

Existing house

House for my Nephew

Site Inspection Figures

Inspection Date: 5/07/2024

Lead DEP Inspector: Hailey Ambrose

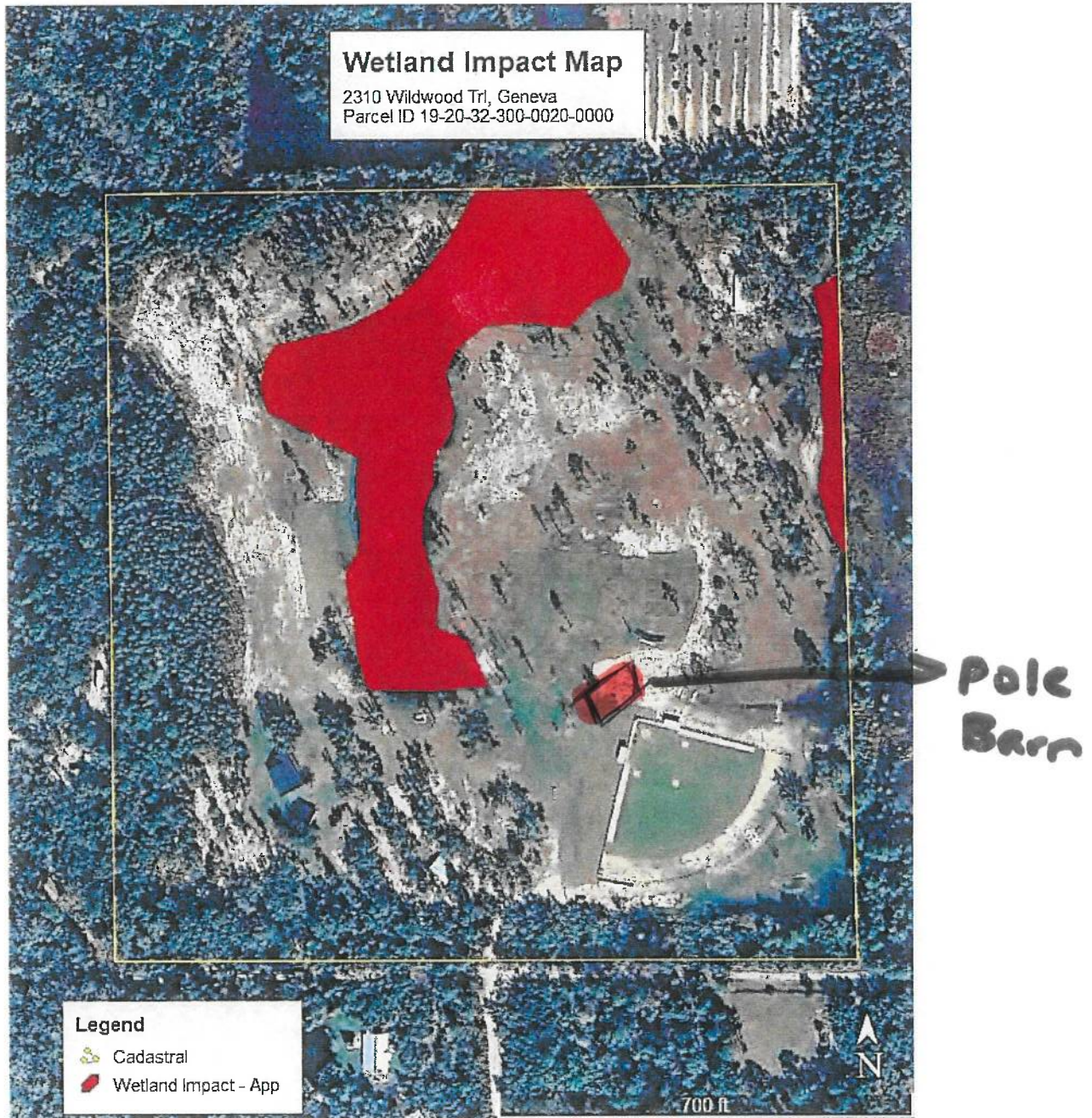


Figure 1: Shown are the approximate areas of wetland and other surface water impacts within Parcel ID 19-20-32-300-0020-0000 (denoted by red polygons). These impacts are a result of unauthorized dredging and filling activities conducted by property owners, Troy & Annette Donahue.

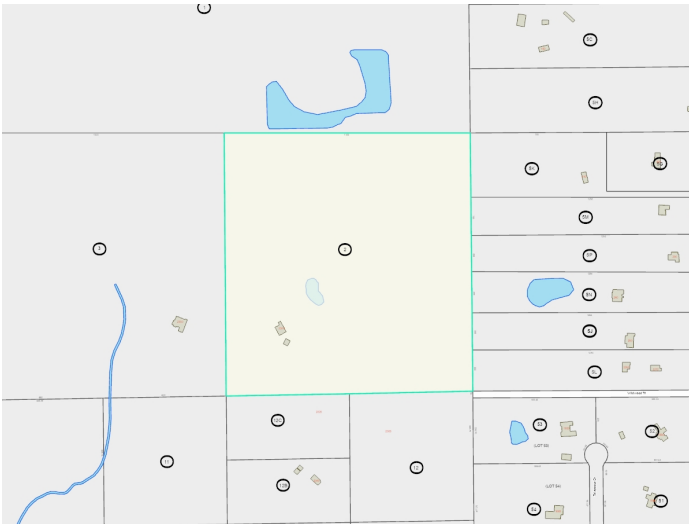
Property Record Card



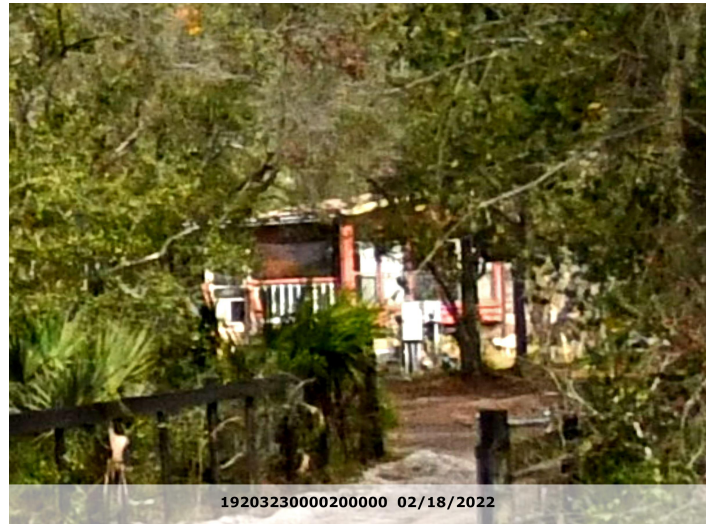
Parcel: **19-20-32-300-0020-0000**
 Property Address: **2310 WILDWOOD TRL GENEVA, FL 32732**
 Owners: **PCPI PROPERTIES II LLC**
 2025 Market Value \$818,187 Assessed Value \$818,187
 2024 Tax Bill \$10,686.38

The 3 Bed/2 Bath Single Family Waterfront property is 1,632 SF and a lot size of 39.14 Acres

Parcel Location



Site View



19203230000200000 02/18/2022

Parcel Information

Parcel	19-20-32-300-0020-0000
Property Address	2310 WILDWOOD TRL GENEVA, FL 32732
Mailing Address	819 S LAKE JESSUP AVE OVIEDO, FL 32765-8118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
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	\$254,910	\$248,182
Depreciated Other Features	\$23,277	\$20,841
Land Value (Market)	\$540,000	\$540,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$818,187	\$809,023
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$818,187	\$809,023

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,686.38
Tax Bill Amount	\$10,686.38
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PCPI PROPERTIES II LLC

Legal Description

SEC 19 TWP 20S RGE 32E SE 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$818,187	\$0	\$818,187
Schools	\$818,187	\$0	\$818,187
FIRE	\$818,187	\$0	\$818,187
ROAD DISTRICT	\$818,187	\$0	\$818,187
SJWM(Saint Johns Water Management)	\$818,187	\$0	\$818,187

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/10/2021	\$865,000	10043/1257	Improved	Yes
FINAL JUDGEMENT	8/30/2018	\$100	09207/0950	Improved	No
WARRANTY DEED	4/1/1995	\$63,800	02905/1668	Vacant	Yes
WARRANTY DEED	11/1/1983	\$150,000	01503/1694	Vacant	No

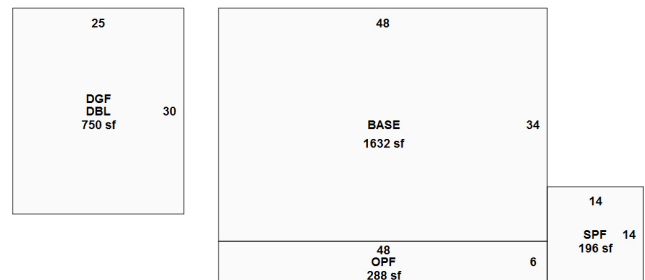
Land

Units	Rate	Assessed	Market
40 Acres	\$13,500/Acre	\$540,000	\$540,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001/2010
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1632
Total Area (ft ²)	2866
Constuction	SIDING GRADE 4
Replacement Cost	\$268,326
Assessed	\$254,910

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
DETACHED GARAGE FINISHED	750
OPEN PORCH FINISHED	288
SCREEN PORCH FINISHED	196

Permits

Permit #	Description	Value	CO Date	Permit Date
02436	NEW SFR	\$145,457	7/26/2001	3/1/2001
01817	MOBIL HOME--PERMIT TAKEN FROM CO	\$0	6/21/1996	3/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 2	1987	1	\$3,500	\$1,400
SHED - NO VALUE	1987	6	\$0	\$0
POLE/BARNS/BELOW AVG	1987	734	\$17,198	\$6,879
POLE/BARNS/BELOW AVG	1987	752	\$17,619	\$7,048
SCREEN PATIO 1	1998	1	\$3,500	\$1,400
ACCESSORY BLDG 3	1998	1	\$10,000	\$4,000
FIREPLACE 2	2001	1	\$6,000	\$2,550

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

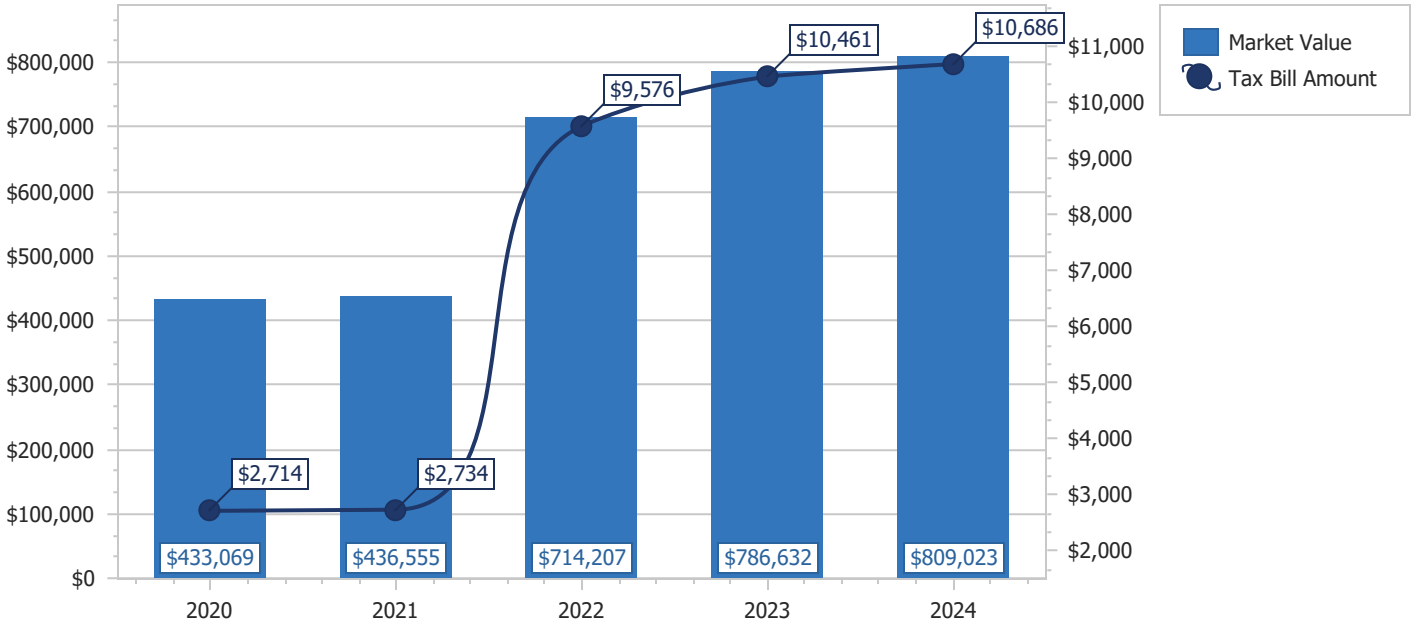
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

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: 11/1/2024 11:01:34 AM
Project: 24-80000128
Credit Card Number: 51*****7115
Authorization Number: 42449P
Transaction Number: 011124C29-AB3FE926-2F86-41AA-83F0-71219F44E6D3
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:	WILDWOOD TRL (2310) - PRE-APPLICATION	PROJ #: 24-80000128
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP ANNETTE DONAHUE	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-20-32-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 3 PARCELS ON 39.14 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
NO OF ACRES	39.14	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
ANNETTE DONAHUE PCPI PROPERTIES II, LLC 819 S LAKE JESSUP AVE OVIEDO FL 32765 (407) 792-9525 PCPISERVICES@AOL.COM	N/A	

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

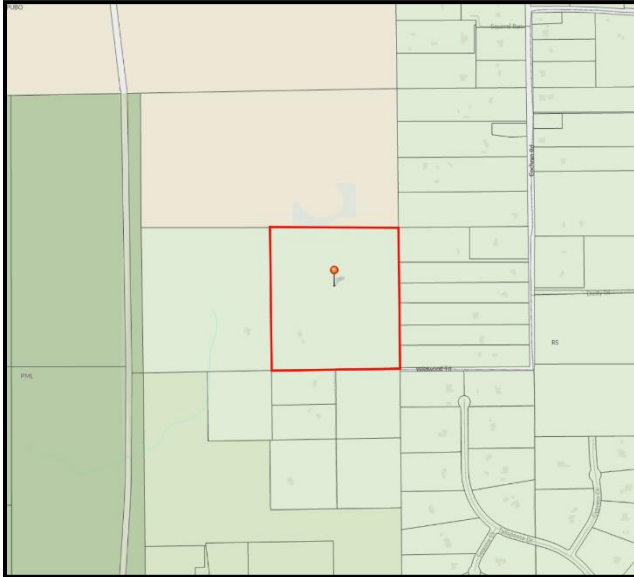
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

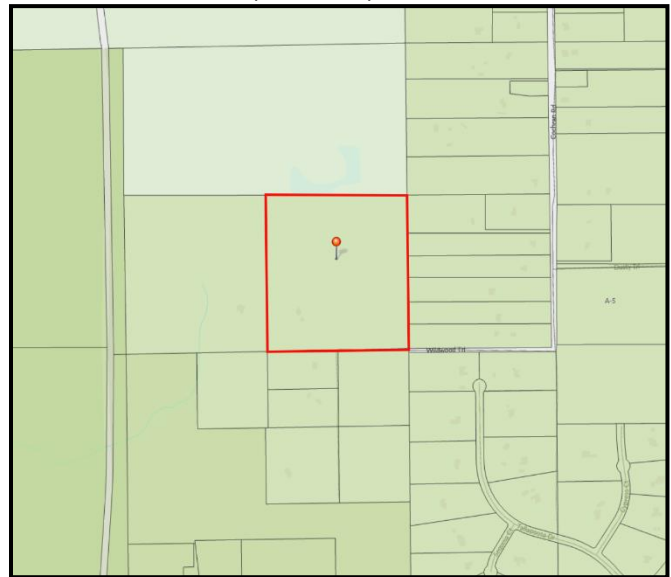
- The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification. The Rural 5 Future Land Use designation allows for one (1) dwelling unit per five (5) net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

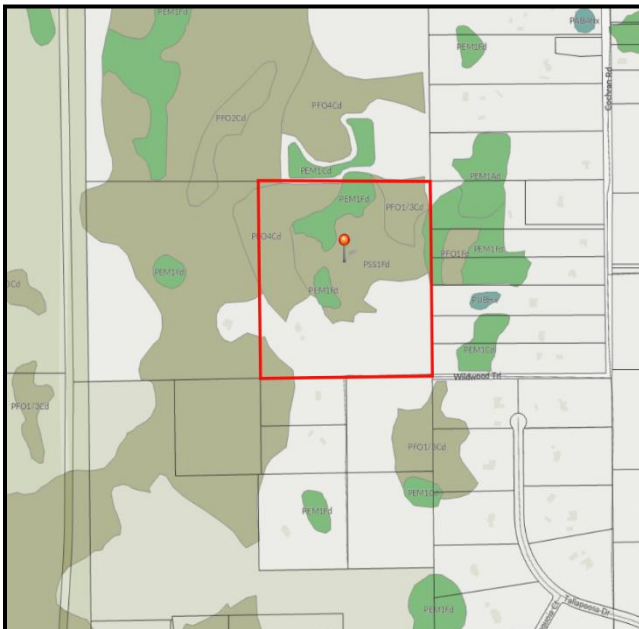
RURAL 5



A-5 (RURAL)



WETLANDS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	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
4.	Comprehensive Planning	The subject property has a Future Land Use (FLU) Designation of Rural-5 (R5), which allows single-family residential homes at 1 dwelling unit per 5 net buildable acres. Please provide the net buildable area with the subdivision application. The proposed use is permitted in the FLU.	Info Only
5.	Comprehensive Planning	Per Comprehensive Plan Policy FLU 3.2.12 Code Enforcement and Implementation (C) Family Farms- The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.	Info Only
6.	Environmental Services	The proposed lots are located outside of the urban service boundary, so potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are located outside of the urban service boundary, so onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit (to construct, repair, modify, or	Info Only

		<p>abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p>	
8.	Environmental Services	The proposed lots are located outside of the urban service boundary, so irrigation will be provided by their potable water systems or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
9.	Natural Resources	This property is currently under enforcement action by the Florida Department of Environmental Protection. Resolution of the violation (ERP site number 451101 and CE project number 419015) must be achieved before future development applications can be considered.	Info Only
10.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
11.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
12.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
13.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
14.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only

15.	Natural Resources	The proposed development is within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources Sarah Harttung	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
17.	Planning & Development	The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification which allows for one (1) dwelling unit per five (5) net buildable acres.	Info Only
18.	Planning & Development	Definition of Net Buildable: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
19.	Planning & Development	Currently the subject site is permitted to have one primary single family dwelling unit and one accessory dwelling unit. Division of the subject parcel into 3 lots will require approval of a minor plat.	Info Only
20.	Planning & Development	In order to subdivide under the Minor Plat provision, each newly created lot must have a minimum of 5 acres of uplands and the property must be accessed via a legal access easement no less than 20 feet wide.	Info Only
21.	Planning & Development	The Minor Plat requires approval by the Board of County Commissioners. The Minor Plat process can be found at this link: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/minor-plat-subdivision-procedure-summa.stml	Info Only
22.	Planning & Development	Prior to submitting a formal application for development, the CE violation by the Florida Department of Environmental Protection must be resolved.	Info Only
23.	Planning & Development	The criteria for accessory dwelling units in the A-5 Zoning district is as follows: <ul style="list-style-type: none"> No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot; 	Info Only

		<ul style="list-style-type: none"> • Except as provided in Section 5.19(b), total floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the main residence; or one thousand (1,000) square feet, whichever is less. • A manufactured home, as defined in Section 2.3, may be permitted as an ADU on property where the principal structure is also a manufactured home. The moving hitch, wheels, axles, and transporting lights shall be removed from a manufactured dwelling unit and skirting shall be placed around the base, in compliance with any regulations of the National Flood Insurance Program, to ensure neighborhood compatibility. • If located in a detached structure, the accessory dwelling unit shall maintain the same front setback as the main structure and not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. 	
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
28.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
29.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
30.	Public Safety - Fire Marshal	If there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only

31.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, approximately 60% of the site (the entire northern half of the property) appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
32.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
33.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Paola-St. Lucie Sands, 0-5% slopes (34%), Map Unit Symbol 24; EauGallie and Immokalee Fine Sands (33%), Map Unit Symbol 13; Pomello Fine Sand, 0-5% slopes (18%), Map Unit Symbol 27; and Myakka and EauGallie Fine Sands (15%), Map Unit Symbol 20. Paola - St. Lucie Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Paola Sands constitute 52% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. St. Lucie Sands constitute 43% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares) constitute 5% of the Map Unit Composition. EauGallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. EauGallie Fine Sands constitute 56% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands constitute 35% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Malabar) constitute 9% of the Map Unit Composition. Pomello Fine Sands are classified by the USDA as "Moderately Well Drained" soils. Pomello Fine Sands constitute 91% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Minor Components (Myakka, non-hydric; EauGallie, non-hydric; Basinger, hydric; Sparr) constitute 9% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit	Info Only

		Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	
34.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east and north. The highest ground elevation appears to be 35.0 feet (west mid-section of the property) and the lowest 19.0 feet (northwest corner of the property).	Info Only
35.	Public Works - Engineering	Based on the preliminary review, the subject property appears to outfall to the wetlands located in the northwest section of the property and, subsequently, to a major depression area located on the adjacent northern property . This depression area appears to be a landlocked basin, without positive outfall. Section of the property appears to drain towards the wet pond located in the central mid-section of the property. This area also appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
36.	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 area, 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
37.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
38.	Public Works - Engineering	The primary access to the subject property is through Wildwood Trail via South Cochran Road (Private Easements). Wildwood Trail is functionally classified as Local Road (maintained by Seminole County for emergency only) and represents a rural section roadway (12-feet to 14-feet wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The most western section of the road is a dirt road. The roadway geometry does not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is	Info Only

		<p>200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
39.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov

Planning and Development	Joy Giles jjiles@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Building Division	Jay Hamm

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

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: 2024-1547

Title:

9:20AM (IN PERSON) SEMINOLE COUNTY LITTLE LEAGUE - PRE-APPLICATION

Project Number: 24-80000131

Project Description: Proposed Site Plan for a sports complex on 10.39 acres in the A-1 Zoning District located on the north side of W SR 46, west of Orange Blvd

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

Parcel ID: 26-19-29-300-0040-0000

BCC District: 5-Herr

Applicant: Richard Vaughan

Consultant: Bryan Potts (407) 982-9878



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

PROJ. #: 24-80000131
 Received: 11/14/24
 Paid: 11/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Seminole County Little League	
PARCEL ID #(S): 26-19-29-300-0040-0000	
TOTAL ACREAGE: 10.39 acres	BCC DISTRICT: 5
ZONING: A-1	FUTURE LAND USE: SE

APPLICANT

NAME: Richard R. Vaughan	COMPANY: Vaughan Inc.	
ADDRESS: 107 West Commercial Street		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE:	EMAIL:	

CONSULTANT

NAME: Bryan Potts, P.E.	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: 407-982-9878	EMAIL: bpotts@tannathdesign.com	

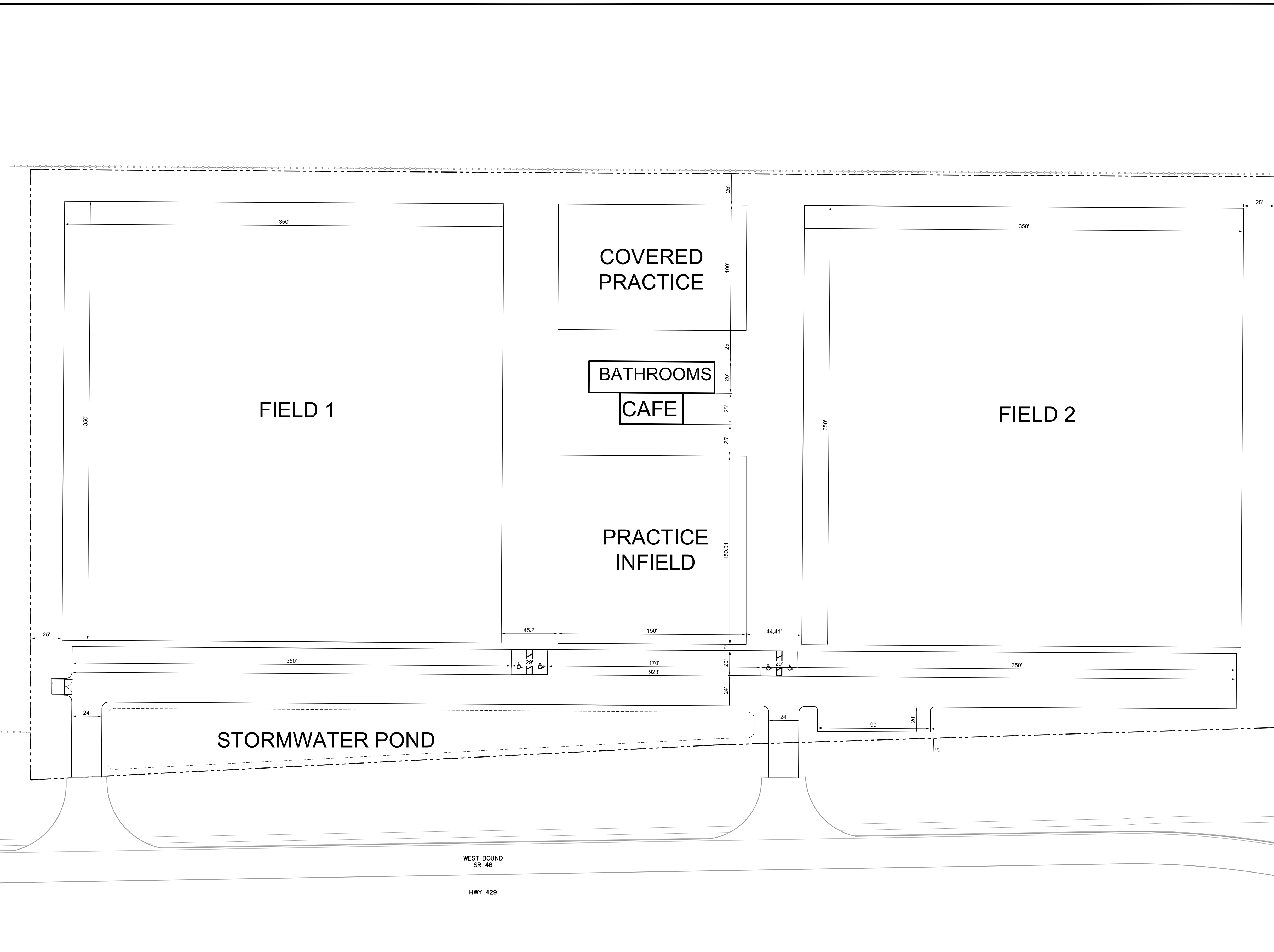
PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<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>Sports Complex with two baseball fields, an infield, covered practice area, bathrooms, concession stands, gravel parking (4 paved handicapped spaces), a dumpster and associated infrastructure.</u>				

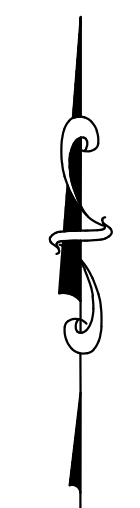
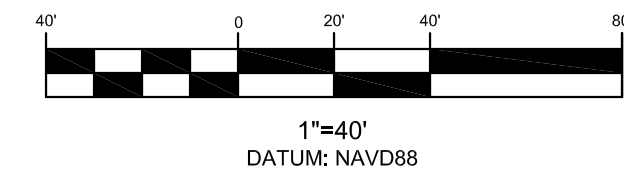
STAFF USE ONLY

COMMENTS DUE: 11/22	COM DOC DUE: 11/26	DRC MEETING: 12/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of W SR 46, west of Orange Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 11/27



GRAPHIC SCALE



SITE DATA

PROPERTY LOCATION:	WEST STATE ROAD 46
PARCEL ID:	26-19-29-300-0040-0000
LOCAL MUNICIPALITY:	SEMINOLE COUNTY
FUTURE LAND USE:	SE
CURRENT ZONING:	A-1
PROPOSED USE:	SPORTS COMPLEX
TOTAL OVERALL PARCEL AREA:	10.39 AC

PARKING PROVIDED	96 SPACES
STANDARD PARKING SPACES	96 SPACES
HANDICAPPED PARKING SPACES	4 SPACES
TOTAL PARKING PROVIDED	100 SPACES

STORMWATER MANAGEMENT:
STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

NO.	REVISIONS	BY	DATE



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



PRELIMINARY SITE PLAN
SEMINOLE COUNTY LITTLE LEAGUE
WEST STATE ROAD 46
SANFORD, FL 32771-1213

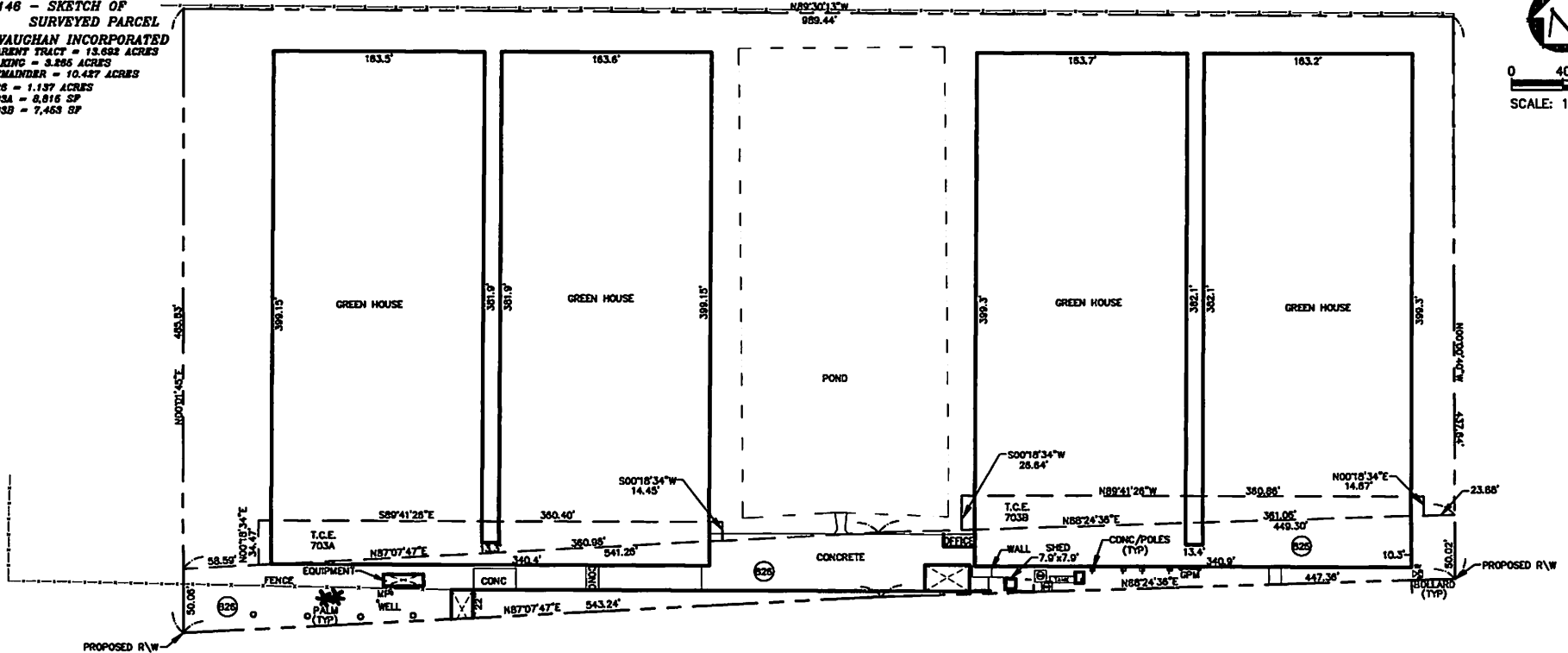
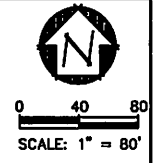
CONCEPT PLAN DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. JURISDICTIONAL DELINEATION OR ARBORIST REPORT LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

DATE	11/13/24
SCALE	1"=40'
DRAWN-BY	CMF
PROJECT NUMBER:	067-005
A	
CONCEPT	

STATE ROAD 429 - SEMINOLE COUNTY, FLORIDA

PARCEL 146 - SKETCH OF SURVEYED PARCEL

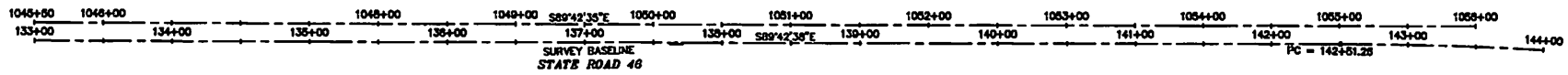
OWNER: VAUGHAN INCORPORATED
 AREA OF PARENT TRACT = 13.682 ACRES
 AREA OF TAKING = 3.285 ACRES
 AREA OF REMAINDER = 10.427 ACRES
 AREA OF 825 = 1.137 ACRES
 AREA OF 703A = 0.815 SP
 AREA OF 703B = 7.463 SP



30

LEGEND

- PP POWER POLE
- SIGN
- R/W RIGHT OF WAY
- MP METER POLE
- TYP TYPICAL
- EDP EDGE OF PAVEMENT
- MES MITERED END SECTION
- RA RAMP
- H/WALL HEADWALL
- OPM GAS MTR
- LST LANDSCAPE TABBERS
- LSA LANDSCAPED AREA
- "TRF" HAND-CAP PARKING SIGN
- BCP BURIED CABLE POST
- LINE NOT TO SCALE
- CONC CONCRETE
- TPED TELEPHONE PEDESTAL
- SD SEE DETAIL
- FP FLAG POLE



NOTES:
 THIS IS A SKETCH ONLY, THIS IS NOT A BOUNDARY SURVEY
 THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.

ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SEMINOLE COUNTY, FL PROJECT NO. 240200-2

DATE	REVISIONS	FIELD BOOK/PAGE:
1/18/18	UPDATED SKETCH	178/17
4/18/18	ADDED T.C.E.	
9/18/18	REVISED T.C.E.	
		SKETCH DATE:
		1/15/18

CORNERSTONE
 LAND SURVEYING, INC.

OFFICE ADDRESS: 2837 KERRY FOREST PKWY. S-81 TALLAHASSEE, FLORIDA 32308

PHONE: (904) 866-7330
 MOBILE: (904) 933-7715
 FAX: (904) 894-6983

PROJECT	STATE ROAD 429 - SEMINOLE COUNTY, FL - PAR 146		
SHEET TITLE	SKETCH OF SURVEY AREA OF REMAINDER		
CLIENT	KELLY COLLINS & GENTRY	JOB NO.	2015022-144
		SHEET NO.	3 of 3

Property Record Card



Parcel: **26-19-29-300-0040-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **VAUGHAN INC**
 2025 Market Value \$935,100 Assessed Value \$523,867
 2024 Tax Bill \$8,713.00 Tax Savings with Non-Hx Cap \$3,638.74
 Vacant Residential property has a lot size of 10.39 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0040-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	107 W COMMERCIAL ST SANFORD, FL 32771-1213
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$935,100	\$935,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$935,100	\$935,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$411,233	\$458,857
P&G Adjustment	\$0	\$0
Assessed Value	\$523,867	\$476,243

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,351.74
Tax Bill Amount	\$8,713.00
Tax Savings with Exemptions	\$3,638.74

Owner(s)

Name - Ownership Type
 VAUGHAN INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 19S RGE 29E
W 3/4 OF N 1/2 OF NE 1/4
OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$523,867	\$0	\$523,867
Schools	\$935,100	\$0	\$935,100
FIRE	\$523,867	\$0	\$523,867
ROAD DISTRICT	\$523,867	\$0	\$523,867
SJWM(Saint Johns Water Management)	\$523,867	\$0	\$523,867

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/1987	\$100	01906/1370	Vacant	No
WARRANTY DEED	2/1/1987	\$173,000	01823/1102	Vacant	Yes
WARRANTY DEED	11/1/1984	\$150,000	01598/0328	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01259/1565	Vacant	No
QUIT CLAIM DEED	1/1/1979	\$100	01263/0978	Vacant	No

Land

Units	Rate	Assessed	Market
10.39 Acres	\$90,000/Acre	\$935,100	\$935,100

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
08052	DEMO ALL COMMERCIAL BLDGS.	\$9,000		6/13/2017
01773	EXT GREENHOUSE MISC ELECTRIC	\$6,000		3/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

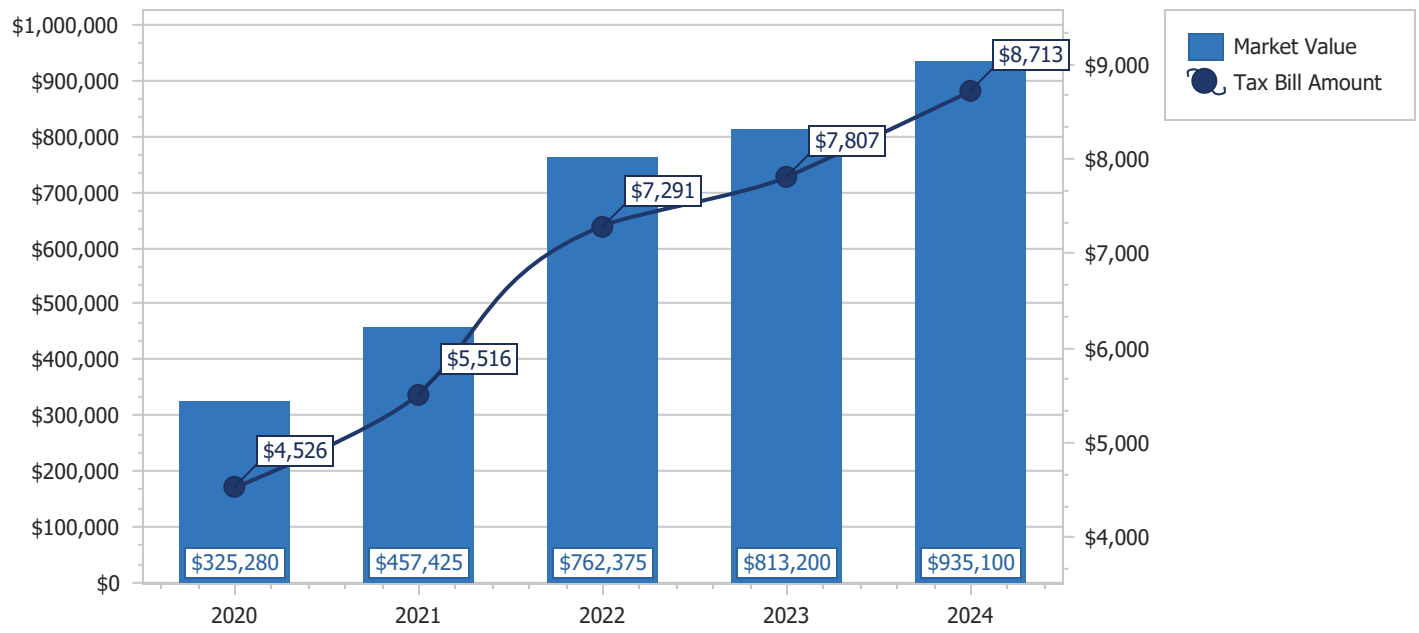
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 342
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: 11/14/2024 8:58:17 AM
Project: 24-80000131
Credit Card Number: 37*****1003
Authorization Number: 287425
Transaction Number: 141124C1D-AB42AD88-E6AA-47AB-90E2-F6A722900F1D
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:	SEMINOLE COUNTY LITTLE LEAGUE - PRE-APPLICATION	PROJ #: 24-80000131
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SPORTS COMPLEX ON 10.39 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
NO OF ACRES	10.39	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF W SR 46, WEST OF ORANGE BLVD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
RICHARD VAUGHAN VAUGHAN INC 107 W COMMERCIAL ST SANFORD FL 32771	BRYAN POTTS TANNATH DESIGN, INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

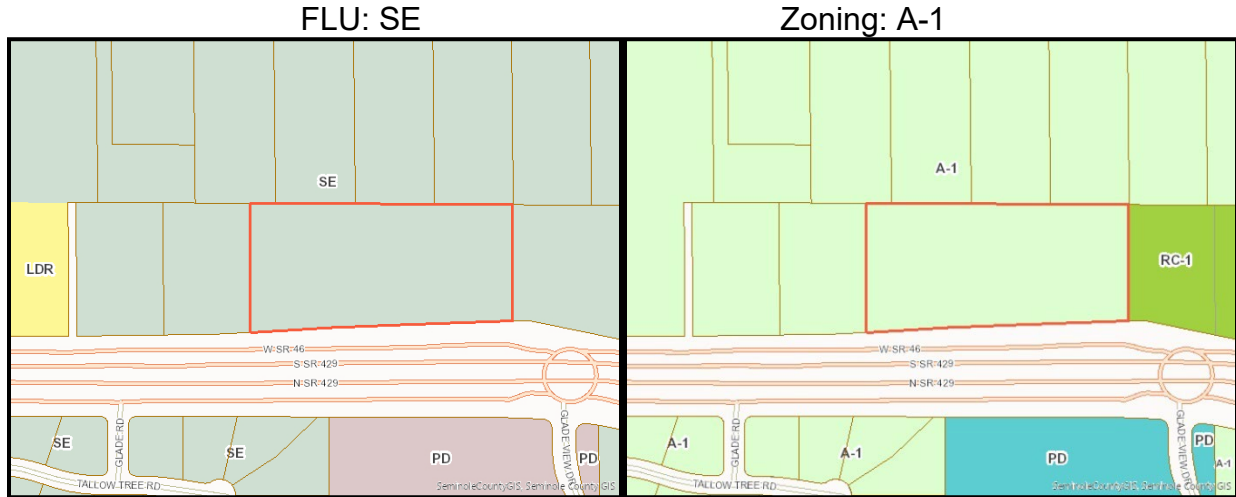
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 (FLU) designation of Low Density Residential (LDR) and is located within the A-1, Agriculture zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.
- The proposed project is considered a Special Exception in the A-1 Zoning District and is subject to Board of County Commissioners for final approval.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	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
4.	Buffers and CPTED	Per SCLDC Sec. 30.14.8 A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. This would be additional to any other required buffer.	Info Only
5.	Buffers and CPTED	This property is located within the SR 46 Scenic Corridor. Please see SCLDC Sec. 30.10.9 (d) for more information about landscaping and bufferyards https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT10OVDI_S30.10.9SR46SCCOVDI Per SCLDC Sec. 30.10.0 SR 46 Scenic Corridor Overlay District, within the designated scenic corridor setback there shall be established a landscape buffer of twenty-five (25) feet.	Info Only
6.	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
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	The proposed use of a recreation center is not listed as a permitted use in the Suburban Estates Future Land Use (FLU) designation. If the use is an allowable special exception use in the underlying A-1 zoning, the use shall be considered consistent with the FLU. Otherwise, a FLU amendment may be required.	Info Only
9.	Comprehensive Planning	The subject property has a Suburban Estates Future Land Use (FLU) Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of State Road 46/State Road 429.	Info Only

12.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is a 24" PVC sewer force main running along the north side of State Road 46/State Road 429. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. The nearest connection point is a 20" DIP reclaim water main running along the south side of State Road 46/State Road 429.	Info Only
14.	Environmental Services	Be advised that State Road 46/State Road 429 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
15.	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
16.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
21.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only

22.	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
23.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
24.	Natural Resources	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
25.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay. Impervious surface within the overlay will be limited to 65%.	Info Only
26.	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
27.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
28.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
29.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.) Please note that outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a	Info Only

		residential zoning classification. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT15OULIRE This property is also subject to all lighting standards applicable to the SR 46 Scenic Corridor overlay, SCLDC Sec. 30.10.10 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT10OVDI_S30.10.10STRO46SCCOLIST	
30.	Planning and Development	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Wekiva-River-Area-Consistency-Form-July-2024-ADAv2.pdf	Info Only
31.	Planning and Development	This property is located in the following special areas/overlays, please see links to the code sections below: Wekiva River Protection Area (WRPA)- See Objective FLU 2.3 https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/Future-Land-Use-Element-and-Exhibits-FINAL.pdf Aquifer Recharge https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT10OVDI_S30.10.1AQREOVZOCL SR 46 Scenic Corridor- https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT10OVDI_S30.10.9SR46SCCOOVDI Bear Management Area- https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA	Info Only
32.	Planning and Development	The proposed use of the property as a private sports complex is considered a Special Exception in the A-1 Zoning District. Please see the following link for more information regarding Special Exceptions https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	Info Only
33.	Planning and Development	Required parking for Recreation and Entertainment is 1 space / 7 rated patron capacity. Parking also includes bicycle parking subject to applicable requirements contained with SCLDC Sec. 30.11.7. Please see all parking requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT11PALORE	Info Only
34.	Planning and Development	Any structures proposed must adhere to zoning setbacks. The zoning setbacks for A-1 are as follows: Front yard- 50 feet, Side yard- 10 feet, Side Street yard- 50 feet, Rear yard 30 feet.	Info Only
35.	Planning and Development	The processes for Special Exceptions include the following:	Info Only

		<p>1. Pre-Application Review</p> <p>2. Staff Review of Special Exception.</p> <p>3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>4. Planning and Zoning Board Recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception.</p>	
36.	Planning and Development	<p>Seminole County requires community meetings for Special Exceptions and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pd</p>	Info Only
37.	Planning and Development	<p>New Public Notification Procedures are required Special Exceptions and non-residential Variances. Please see the Public Notification Procedures link below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pd</p>	Info Only
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	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
40.	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
41.	Public Safety - Fire Marshal	<p>"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</p>	Info Only

		Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
42.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, it appears that there is a stormwater wet retention pond in the mid section of the property that is designated as a wetlands area. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
43.	Public Works - Engineering	The proposed project is located within the Yankee Lake Drainage Basin.	Info Only
44.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (45%), Map Unit Symbol 31; Adamsville-Sparr Fine Sands (42%), Map Unit Symbol 2; and Astatula-Apopka Fine Sands, 0-5 % slopes (13%), Map Unit Symbol 6. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands constitute 36% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Immokalee) constitutes 10% of the Map Unit Composition. Astatula-Apopka Fine Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Astatula Fine Sands constitute 65% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to	Info Only

		be more than 80 inches and designates the Hydrologic Soil Group as A. Apopka Fine Sands constitute 22% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares and Pomello) constitute 13% of the Map Unit Composition.	
45.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from east, west, and north towards the mid-section of the property, where the stormwater retention pond is located. The highest ground elevation appears to be 58.0 feet (western boundary line) and the lowest 49.0 feet (bottom of retention pond).	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the stormwater retention pond, located in the mid-section of the subject property, and away from the State of Florida DOT (FDOT) "right-of-way" (West State Road 46). The Yankee Lake (01-17) Drainage Sub-basin appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
49.	Public Works - Engineering	The primary access to the subject property is through West State Road 46. West S.R. 46 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT. There are currently two (2) existing "right-in/right-out" paved driveways providing access to the subject property; one in the mid section and another near the western boundary line.	Info Only
50.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access	Info Only

		Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).	
51.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

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: 2024-1527

Title:

9:40AM (TEAMS) HIGHWAY 46 COMMERCIAL - SMALL SCALE FUTURE LAND USE AMENDMENT & PD REZONE

Project Number: 24-20500014

Project Description: Proposed Small Scale Future Land Use Amendment from Higher Intensity Planned Development - Target Industry to Planned Development and C-1/A-1 to PD for a commercial development on 11.62 acres located on the northwest corner of W SR 46 and Harvest Time Dr

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

Parcel ID: 16-19-30-5AC-0000-0920

BCC District: 5-Herr

Applicant: Thomas Dixon (321) 594-6771

Consultant: N/A



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

PROJ. #: 24-20500014

Received: 10/17/24

Paid: 10/23/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$2,450</u> = <u>\$5,950</u> TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input checked="" type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
 **50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Highway 46 Commercial	
PARCEL ID #(S): 16-19-30-5AC-0000-0920	
LOCATION: 3550 W SR 46 Sanford, Florida 32771	
EXISTING USE(S): Residential	PROPOSED USE(S): Commercial Uses
TOTAL ACREAGE: 11.637 acres	BCC DISTRICT: District 5
WATER PROVIDER: City of Sanford	SEWER PROVIDER: City of Sanford
CURRENT ZONING: C-1 / A-1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPTI	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Thomas A Dixon	COMPANY: First Team Commercial, LLC	
ADDRESS: 1300 Country Lane		
CITY: Orlando	STATE: Florida	ZIP: 32804
PHONE: 321-594-6771	EMAIL: tad@dixoncap.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lo Bros Enterprises Inc		
ADDRESS: 924 Silverton Loop		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-227-2938	EMAIL: hplw@yahoo.com	

chisakoslo@gmail.com
edward8074@aol.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
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.

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

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

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

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

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

Anthony P. Lee

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

OCTOBER 16, 2024

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, Henry P Lo, the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-0920 hereby designates Thomas A Dixon to act as my authorized agent for the filing of the attached application(s) for:

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

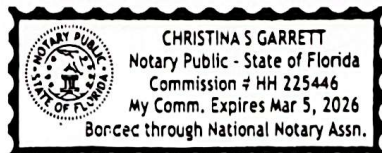
OCTOBER 16, 2024
Date

Henry P. Lo
Property Owner's Signature

HENRY P LO
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Henry P. Lo (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of October, 2024.



Christina S. Garrett
Notary Public

Christina S. Garrett

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): _____

LO BROS ENTERPRISES, INC

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
SEE ADDENDUM 1			

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

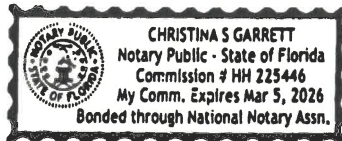
OCTOBER 16, 2024
Date

Henry P. Ho
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 16 day of October, 2024, by Henry P. Ho, who is personally known to me, or has produced FL Drivers License as identification.

Christina S. Garrett
Signature of Notary Public



Christina S. Garrett
Christina S. Garrett
Print, Type or Stamp Name of Notary Public

ADDENDUM 1

Paragraph 2, Ownership Disclosure Form, Answers

CORPORATE OFFICERS		
NAME	ADDRESS	TITLE
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	President
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	VP
Jeanne C Lo	932 Silverton Loop, Lake Mary, FL, 32746	Secretary
CORPORATE DIRECTORS		
NAME	ADDRESS	TITLE
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	Director
SHAREHOLDERS WHO OWN 2% OR MORE OF THE CORPORATION		
NAME	ADDRESS	% OWNERSHIP
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	30.80%
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	30.80%
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	13.50%
Thomas P Lo	5372 Fairfield Way, Fort Myers, FL, 32919	8.60%
Patricia L Lim	4730 Fendyke Ave, Rosemead, CA, 91770	5.40%
Mary Anne L Pay	2808 Bluffview Dr, Lewisville, TX, 75067	3.70%
Grace L Kwan	17408 Mayall St, Northridge, CA, 91325	3.70%



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

Detail by Entity Name

Foreign Profit Corporation

LO BROS. ENTERPRISES, INC.

Filing Information

Document Number	P40160
FEI/EIN Number	95-3222508
Date Filed	08/24/1992
State	CA
Status	ACTIVE

Principal Address

924 SILVERTON LOOP
LAKE MARY, FL 32746

Changed: 04/21/2021

Mailing Address

924 SILVERTON LOOP
LAKE MARY, FL 32746

Changed: 03/04/2021

Registered Agent Name & Address

LO, HENRY P
924 SILVERTON LOOP
LAKE MARY, FL 32746

Name Changed: 01/05/2011

Address Changed: 01/09/2022

Officer/Director Detail

Name & Address

Title DCP

LO, HENRY P
924 SILVERTON LOOP
LAKE MARY, FL 32746

Title VP

LO, EDWARD
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title D

WOO, HELEN L
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title VP

LO, CHISAKO S
924 SILVERTON LOOP
LAKE MARY, FL 32746

Title S

LO, JEANNE C
932 SILVERTON LOOP
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2022	01/09/2022
2023	01/31/2023
2024	01/16/2024

Document Images

01/16/2024 -- ANNUAL REPORT	View image in PDF format
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01/09/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format

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01/05/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
01/13/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
02/26/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
03/19/2005 -- ANNUAL REPORT	View image in PDF format
03/04/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
02/26/2002 -- ANNUAL REPORT	View image in PDF format
03/07/2001 -- ANNUAL REPORT	View image in PDF format
02/22/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
03/04/1996 -- ANNUAL REPORT	View image in PDF format

Property Record CardA



Parcel: 16-19-30-5AC-0000-0920
Property Address: 3550 W SR 46 SANFORD, FL 32771
Owners: LO BROS ENTERPRISES INC
 2025 Market Value \$1,496,420 Assessed Value \$1,173,077
 2024 Tax Bill \$16,353.14 Tax Savings with Non-Hx Cap \$3,404.87
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,648 SF and a lot size of 11.62 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	16-19-30-5AC-0000-0920
Property Address	3550 W SR 46 SANFORD, FL 32771
Mailing Address	924 SILVERTON LOOP LAKE MARY, FL 32746-4900
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$3,311	\$2,690
Land Value (Market)	\$1,493,109	\$1,493,109
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,496,420	\$1,495,799
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$323,343	\$429,365
P&G Adjustment	\$0	\$0
Assessed Value	\$1,173,077	\$1,066,434

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,758.01
Tax Bill Amount	\$16,353.14
Tax Savings with Exemptions	\$3,404.87

Owner(s)A

Name - Ownership Type
LO BROS ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 92 (LESS ST RD) ST JOSEPHS PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,173,077	\$0	\$1,173,077
Schools	\$1,496,420	\$0	\$1,496,420
FIRE	\$1,173,077	\$0	\$1,173,077
ROAD DISTRICT	\$1,173,077	\$0	\$1,173,077
SJWM(Saint Johns Water Management)	\$1,173,077	\$0	\$1,173,077

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1984	\$255,000	01594/0819	Improved	Yes

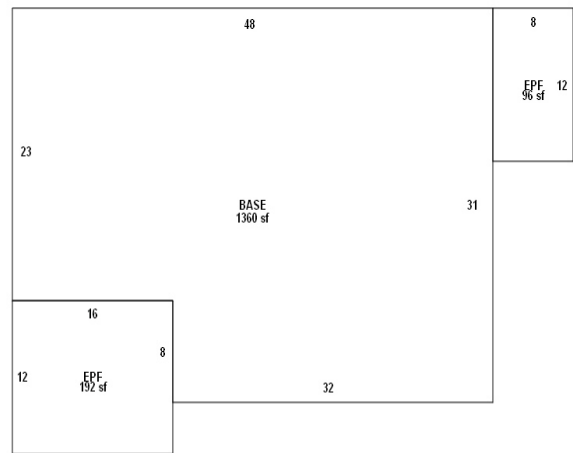
LandA

Units	Rate	Assessed	Market
181,645 SF	\$8.20/SF	\$1,489,489	\$1,489,489
7.24 Acres	\$500/Acre	\$3,620	\$3,620

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1927/1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1360
Total Area (ft ²)	1648
Constuction	WD/STUCCO FINISH
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

AppendagesA

Description	Area (ft ²)
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	96

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08358	ELECTRIC WIRING	\$1,000		8/1/2002

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1970	360	\$5,278	\$2,111
FIREPLACE 1	1970	1	\$3,000	\$1,200

ZoningA

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

Political RepresentationA

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

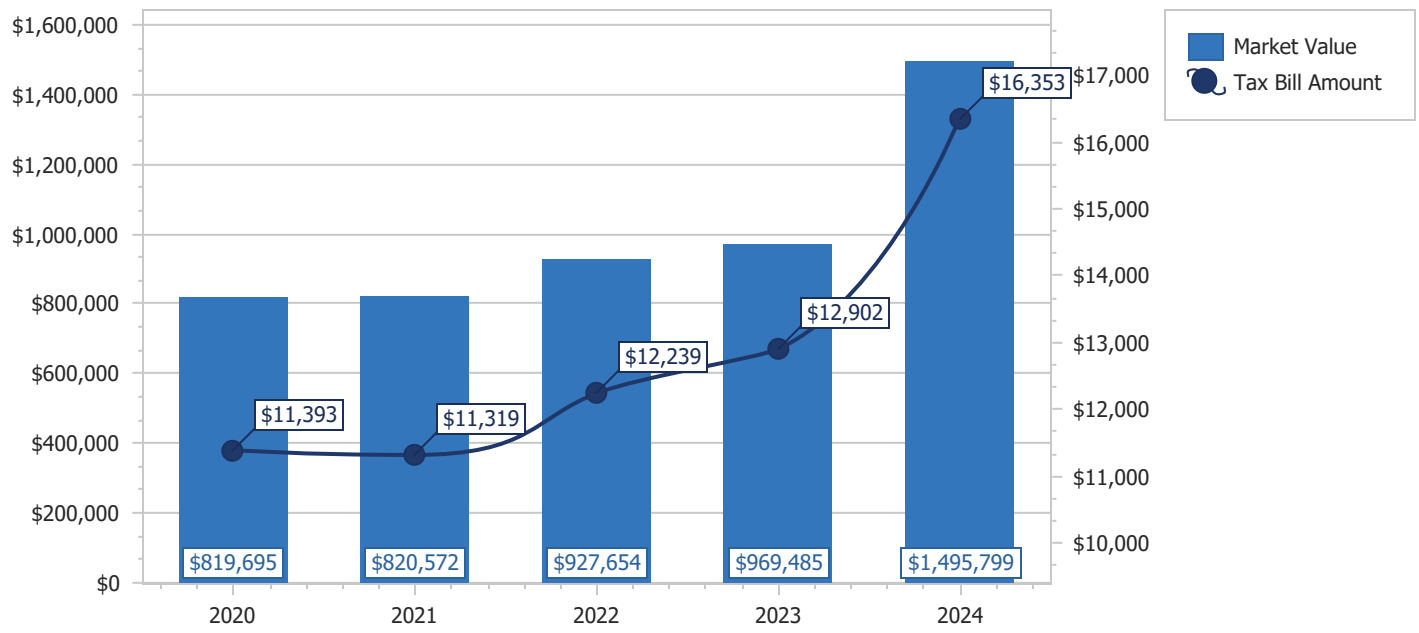
School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA

Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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

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

Receipt Details

Date: 10/23/2024 3:19:31 PM
Project: 24-20500014
Credit Card Number: 41*****2231
Authorization Number: 07935G
Transaction Number: 231024C1A-A51998D7-9D06-43AC-912C-51FD5421178E
Total Fees Paid: 6077.10

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	127.10
REZONE WITH LUA (50% OF FEE)14	5950.00
Total Amount	6077.10

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

Comment Document – Initial Submittal

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

PROJECT NAME:	HIGHWAY 46 COMMERCIAL - SSFLUA & PD REZONE	PROJ #: 24-20500014
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	10/21/24	
RELATED NAMES:	Z2024-022; 10.24SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0920	
PROJECT DESCRIPTION	PROPOSED SSFLUA AND REZONE FROM HIPTI TO PD AND C-1/A-1 TO PD FOR COMMERCIAL USES ON 11.62 ACRES LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
NO OF ACRES	11.62	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
THOMAS DIXON FIRST TEAM COMMERCIAL, LLC 1300 COUNTRY LN ORLANDO FL 32804 (321) 594-6771 TAD@DIXONCAP.COM	N/A	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide opacity of buffers on plan.	Unresolved
2.	Buffers and CPTED	Please amend the West Landscape Buffer within the Site Data Table to state "Will be determined at site plan based on Seminole County Land Development Code"	Unresolved
3.	Buffers and CPTED	This property is located within the SR 46 Scenic Corridor Overlay District. Any deviations from the code requirements should be justified by innovative design that proposes to still meet the intent of the overlay.	Info Only
4.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width shall be provided abutting the State Road 46 right-of-way line. The parcel does not meet the reduction criteria of having less than 205 feet in depth. Staff recommends adherence to the required buffer.	Unresolved
5.	Buffers and CPTED	If a parking area abuts the SR 46 buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.	Info Only
6.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
7.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
8.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
9.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
10.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
11.	Comprehensive Planning	The subject property has a HIPTI Future Land Use and is located in the North I-4 Industrial Target Area. Although the proposed auto-related use is not listed in the target industry use list, Policy FLU 4.5.3 (6) (a) allows industrial uses unless	Info Only

		located in the Urban Corridor Overlay. As this property is partially located in the Overlay, a Land Use Amendment is required (as proposed). Staff finds the proposed industrial and auto-related uses to meet the intent of the HIPTI FLU.	
12.	Comprehensive Planning	The subject property is within sub-area 8 of the Seminole County/ City of Sanford Joint Planning Agreement. Per conversations with the City of Sanford, a pre-annexation agreement must be established to address water and sewer connection. Staff cannot approve the project until this is resolved.	Unresolved
13.	Comprehensive Planning	Staff does not object to the commercial uses, as commercial is considered a compatible transitional land use from existing high density residential to the west, as well as from the proposed light industrial on the eastern part of the subject project, per FLU Exhibit 1 of the Seminole County Comprehensive Plan.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
15.	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
16.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	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
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	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
20.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only

21.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
22.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
23.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
24.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
25.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
26.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
27.	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
28.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	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	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only

31.	Planning and Development	Please add proposed Future Land Use to Site Data table.	Unresolved
32.	Planning and Development	It appears from the master plan layout and proposed uses that the PD will be phased. Please define the Collision Center area of development as Phase 1 and the future development as Phase 2. The hatched area indicating the collision center use is difficult to see through, please remove the hatching and label the Collision Center development area as Phase 1, and the Future Development area as Phase 2.	Unresolved
33.	Planning and Development	Please revise General Note #4 to state City of Sanford.	Unresolved
34.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and(2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.(4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Info Only
35.	Planning and Development	Please provide hours of operation for collision center.	Unresolved
36.	Planning and Development	Please amend building setbacks to state "perimeter building setbacks". Please also provide a building setback to the west (in consideration of the residential development).	Unresolved
37.	Planning and Development	Are there any wetlands/floodplain on site? If so, please reference under site data.	Question
38.	Planning and Development	Are any parking stalls being proposed as being used for car sale storage? If so, please depict.	Question
39.	Planning and Development	Please amend General Note #3 to state "berm" as opposed to "beam" (if applicable).	Unresolved
40.	Planning and Development	Staff recommends an increase in overall total Floor Area Ratio for the PD. Commercial Future Land Use is 0.35. The proposed FAR is not necessary at this time, only the maximum.	Info Only
41.	Planning and Development	This property is located within the State Road 46 gateway Corridor Overlay. Per SSCLDC Sec. 30.10.9.6, no structure or outdoor storage shall be located within fifty (50) feet from the right-of-way of State Road 46. Please depict this setback.	Unresolved
42.	Planning and Development	All proposed signage 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 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. Please see more standards per SCLDC 30.10.9.6 https://library.municode.com/fl/seminole_county/codes/land_de	Info Only

		velopment_code?nodeId=SECOLADECO_CH30ZORE_PT10_OVDI_S30.10.9SR46SCCOVDI	
43.	Planning and Development	Please add the following notes to the plan: "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233 Miscellaneous design standards. Dumpster will require a separate permit." "Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting Requirements and Sec. 30.10.10.- State Road 46 Scenic Corridor Lighting Standards. Lighting will require a separate permit. " "All signage will comply with Seminole County Land Development Code Sec. 30.13- Sign Regulations and Sec. 30.10.9.6 (b)- SR 46 Scenic Corridor Overlay District- Development Standards- Signage. All signs will require a separate permit."	Unresolved
44.	Planning and Development	Staff recommends providing bicycle parking to aid in further benefit to the community for future development within the PD.	Unresolved
45.	Planning and Development	Please change developable area to net buildable area in compliance with the following definition: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
46.	Planning and Development	Please provide perimeter dimensions.	Unresolved
47.	Planning and Development	Under General Notes please change #18 to state Final Development Plan as opposed to Final Engineering.	Unresolved
48.	Planning and Development	Will this be done in phases? Please put this as a reference in the plan and dimension the portion of phase one, if so.	Question
49.	Planning and Development	Is the project proposing to plat the lots? If so, what will be internal lot building setbacks? A Property Owners Association will be required if platting, please make a note on the plans, if applicable, for ownership and maintenance of common tracts and facilities.	Question
50.	Planning and Development	Per SCLDC Sec.30.11.6., 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 and up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Please provide justification for proposed parking stall sizes if deviating from coder requirements.	Unresolved
51.	Planning and Development	Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only

52.	Planning and Development	Please provide a legal description of the subject property in word format.	Unresolved
53.	Planning and Development	Staff recommends excluding the following uses from the C-2 permitted uses in consideration of the adjacent residential uses to the west: Communication towers (generally and camouflage), Lumber storage and distribution, Billboards, and Outdoor storage of merchandise and/or materials.	Unresolved
54.	Planning and Development	Within five (5) years of approval of the master development plan the applicant shall submit a final development plan meeting the requirements of LDC Section 30.8.5.5(a)(4) and that reflects the requirements of the approved PD development order.	Info Only
55.	Planning and Development	On behalf of the City of Sanford Utilities, "If the collision center parcel will discharge to City sewers, If there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. Include the oil water separator capacity calculation based on the FL Plumbing Code on any submitted plans. Include capacity and City oil water separator spec on plans. All sand traps, trench drains, floor sinks and/or employee hand washing sinks must connect to the oil water separator(s). Oil water separator(s) must be accessible for inspection/cleaning at all times and can't be situated in parking spaces. This also includes minimizing landscaping around manholes. A two way cleanout must be included before/after the oil water separator(s). For the future parcel development, if it will discharge to City sewers, any future tenants that will prepare food/beverages and/or cater food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions."	Info Only
56.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
57.	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
58.	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
59.	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	Info Only

		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"	
60.	Public Works - County Surveyor	Actually Kennel road is half right of way by the plat first and foremost and the width is identified by the fdot map it should still be noted that it is (platted) right of way. There is not enough information survey wise to determine if this is indeed lot 92 something showing how you determined that the corners are in the right place. preferably a breakdown of the section work that supports the lot dimensions. where are you getting your record dimensions from?	Unresolved
61.	Public Works - Engineering	No specific issues with the with the SSFLUA and PD Rezone for traffic. Additional traffic modifications may be needed to meet County Requirements at final engineering.	Info Only
62.	Public Works - Engineering	Per County parking requirements at least half of the parking needs to meet County requirements. Any parking space over sidewalks and open areas can be 18' count as 20-foot length. Please adjust these spaces to 10' wide.	Unresolved
63.	Public Works - Engineering	Staff does not agree with the reduction or removal of pond berms. Please save the trees and provide the maintenance berms. Please note that additional retention requirements may be required. All retention regulations will have to be met at final engineering. This will include side slope slopes, etc. Please revise the comment and plans to show the pond berm.	Unresolved
64.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Phone	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7388	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
FLU Traffic Study Review	William Wharton	wwharton@seminolecountyfl.gov	407-665-5647	To be provided under separate cover
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/21/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Maya Athanas, Jim Potter

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

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

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

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

Cities:

Altamonte Springs	(407) 571-8000	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: 2024-1548

Title:

10:00AM (TEAMS) PARKWAY - PRE-APPLICATION

Project Number: 24-80000132

Project Description: Proposed Site Plan for a 336 unit apartment complex and medical office on 21.61 acres in the PD Zoning District located on the east side of International Pkwy, south of Wayside Dr

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

Parcel ID: 29-19-30-300-0280-0000

BCC District: 5-Herr

Applicant: Benjamin Beckham (407) 629-8330

Consultant: Benjamin Beckham (407) 629-8330

24-80000132



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

PROJ. #: _____
PM: Joy
REC'D: 11/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Parkway
PARCEL ID #(S): 29-19-30-300-0280-0000
TOTAL ACREAGE: 21.2 BCC DISTRICT: 5: Herr
ZONING: PD FUTURE LAND USE: HIPTI

APPLICANT

NAME: Benjamin S. Beckham, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
ADDRESS: 431 E. Horatio Ave, Suite 260
CITY: Maitland STATE: FL ZIP: 32751
PHONE: 407-629-8330 EMAIL: For ePlan use: nicole@madden-eng.com

CONSULTANT

NAME: Benjamin S. Beckham, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
ADDRESS: 431 E. Horatio Ave, Suite 260
CITY: Maitland STATE: FL ZIP: 32751
PHONE: 407-629-8330 EMAIL: For ePlan use: nicole@madden-eng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Residential Development: Estimated ± 336 Units Apartment Units,
Commercial Development: Medical Office : ± 3.7 Ac, and Out Parcel Area : ± 2.8 Ac

[] SUBDIVISION [] LAND USE AMENDMENT [] REZONE [X] SITE PLAN [] SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: COM DOC DUE: DRC MEETING:
[] PROPERTY APPRAISER SHEET [] PRIOR REVIEWS:
ZONING: PD FLU: HIPTI LOCATION:
W/S: Seminole County BCC: 5: Herr on the east side of International Pkwy, south of Wayside Dr



November 13, 2024

RE: PARKWAY

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 29-19-30-300-0280-0000

Location: NW corner of International Pkwy. and Wilson Rd.

Proposing: **Residential Development**

- Estimated Apartment Units : ± 336 Units

Parking

- New Parking : ± 550 Cars (1.6/DU)

Commercial Development

- Medical Office : ± 3.7 Ac
Estimated Building Area : ± 40,000 SF
Parking Provided : ± 190 (4.75/1000SF)
- Out Parcel Area : ± 2.8 Ac

We wish to discuss zoning, land use, access, utilities, general site design issues, and permitting process.

Benjamin S. Beckham, P.E.
Senior Project Manager
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
bbeckham@madden-eng.com

DEVELOPMENT SUMMARY

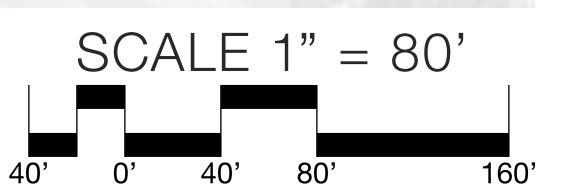
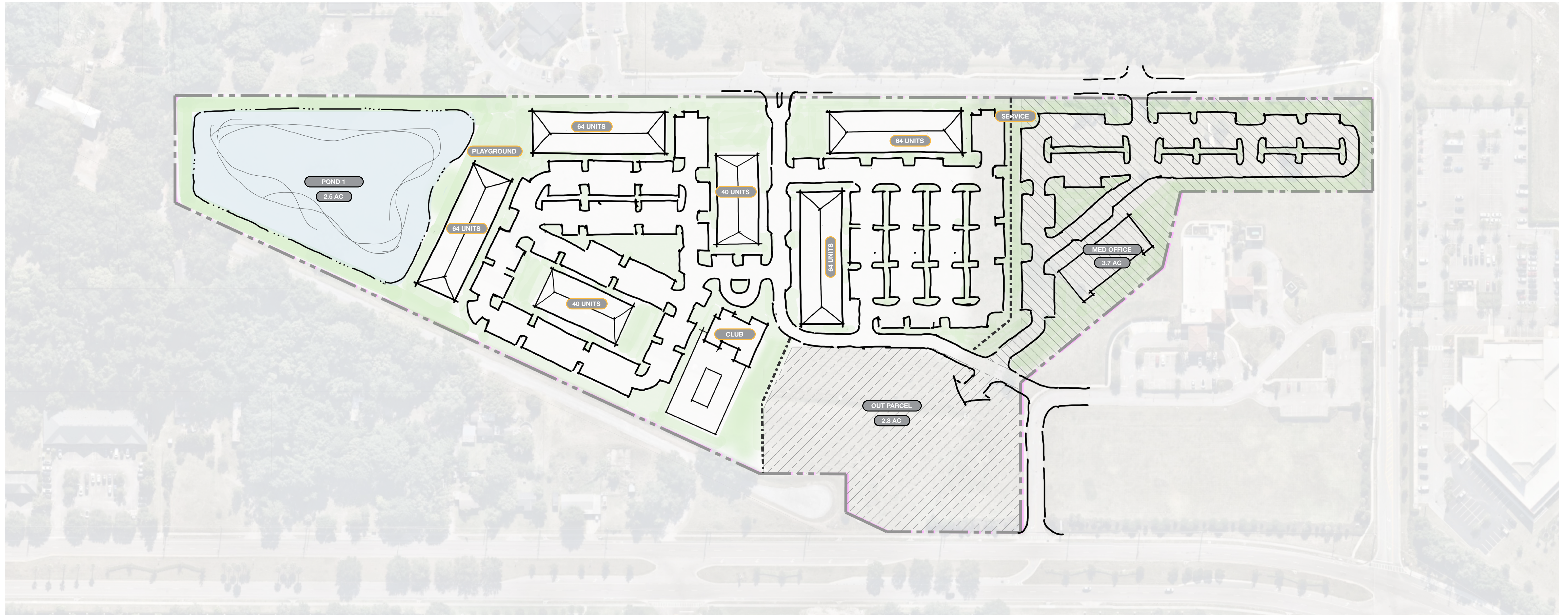
LAYOUT 4

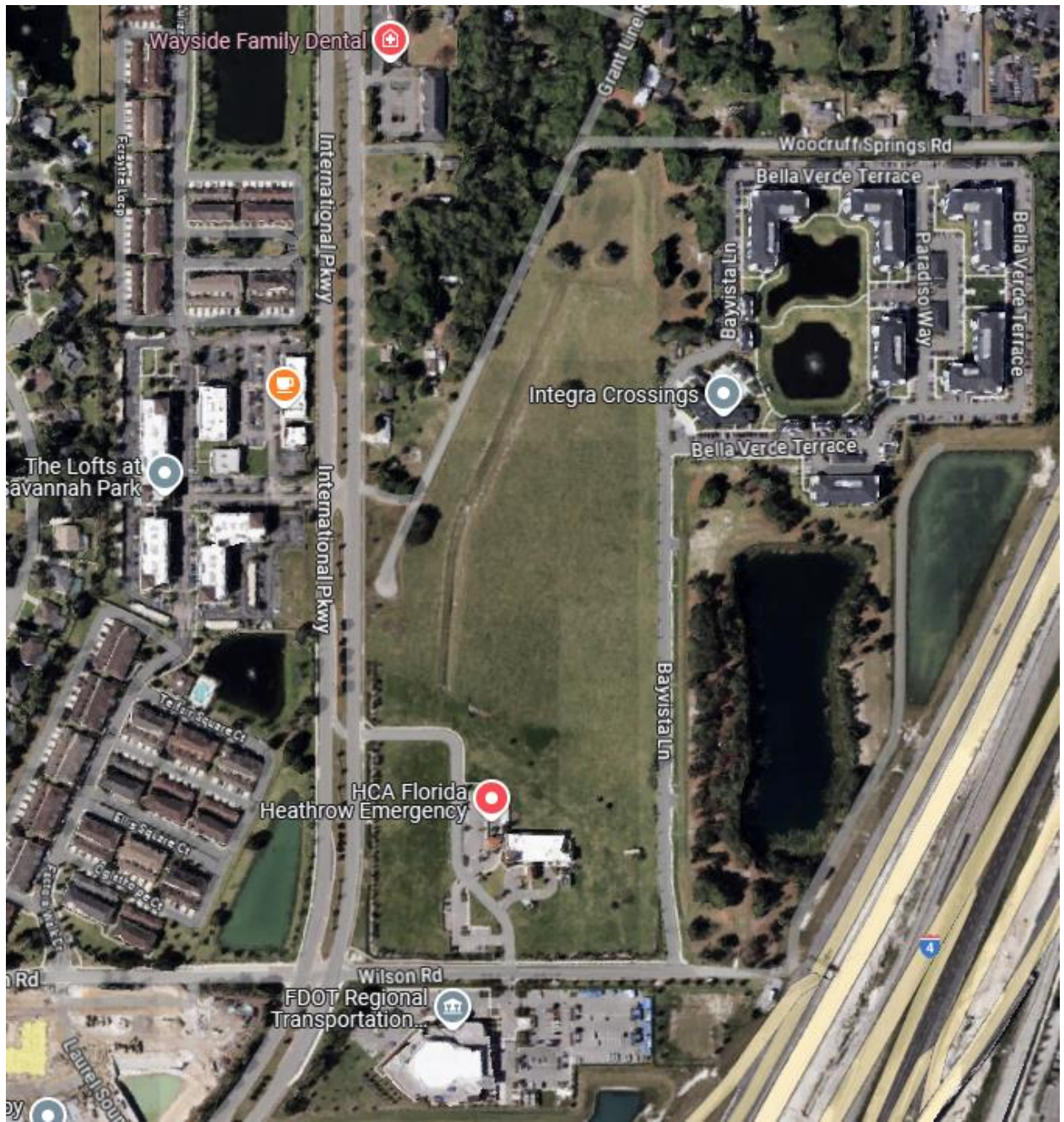
Total Gross Site Area : 21.2 Ac
Pond Area : 2.5 Ac (11.8%)

Residential Development
 • Estimated Apartment Units : ± 336 Units

Parking
 • New Parking : ± 550 Cars (1.6/DU)

Commercial Development
 • Medical Office : ± 3.7 Ac
 Estimated Building Area : ± 40,000 SF
 Parking Provided : ± 190 (4.75/1000SF)
 • Out Parcel Area : ± 2.8 Ac





Property Record Card



Parcel: 29-19-30-300-0280-0000
 Property Address:
 Owners: **CENTRAL FLA REGIONAL HOSPITAL INC**
 2025 Market Value \$7,022,275 Assessed Value \$4,862
 2024 Tax Bill \$50.24 Tax Savings with Exemptions \$72,513.74
 Grazing Land property has a lot size of 21.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

Valuation Method	2025 Working Values	2024 Certified Values
	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Just/Market Value	\$7,022,275	\$7,022,275
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	
Tax Savings with Exemptions	\$72,513.74

Owner(s)

Name - Ownership Type
 CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E
 163.99 FT N 2099.08 FT
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W
 1127.83 FT S 151.01 FT W 66.38 FT
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70
 FT E 263.26 FT
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG
 34 MIN 57 SEC E 135.10 FT
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

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
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

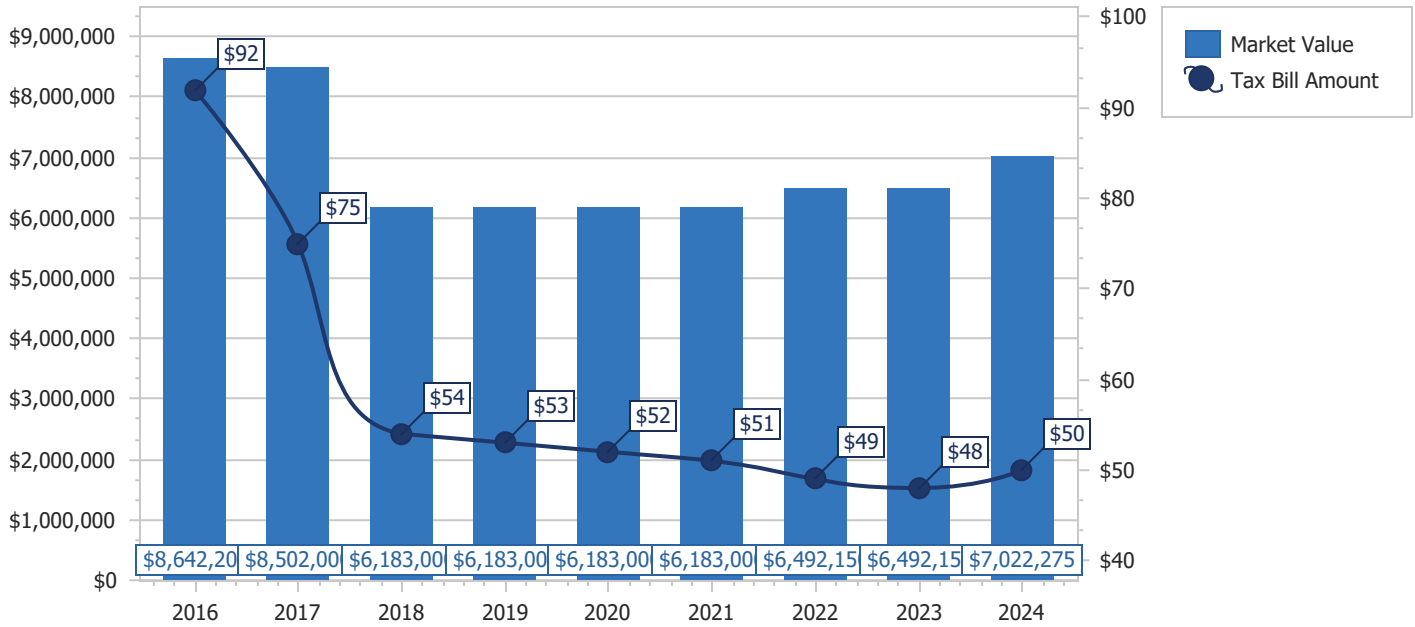
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
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 3

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



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: 11/14/2024 8:36:04 PM
Project: 24-80000132
Credit Card Number: 37*****2631
Authorization Number: 264922
Transaction Number: 141124018-84F5C07E-790E-4FF2-BB86-1E563D7BE593
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:	PARKWAY - PRE-APPLICATION	PROJ #: 24-80000132
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP BENJAMIN BECKHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 336 APARTMENT UNIT AND MEDICAL OFFICE ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

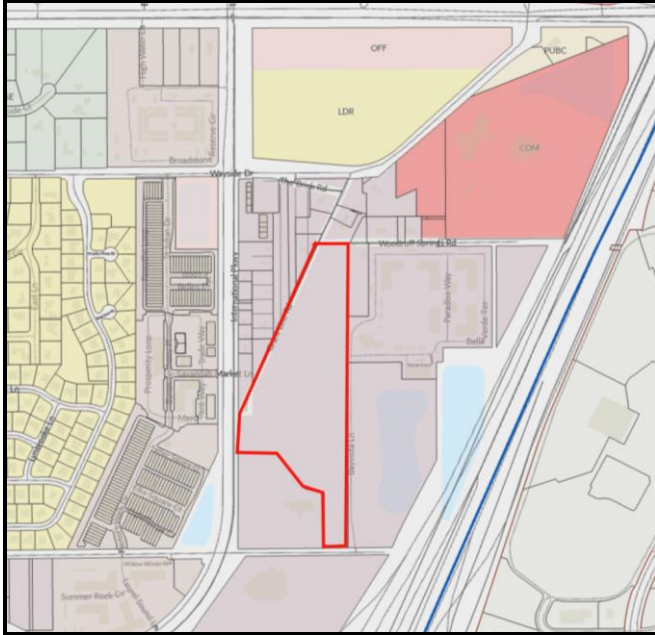
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0.

PROJECT AREA ZONING AND AERIAL MAPS

HIP-TI FLU



PD (PLANNED DEVELOPMENT) ZONING



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The project must conform the buffer requirements in DO#17-20500009. A 15' buffer is required on all boundaries except for along International Parkway, where a 25' buffer is required. The opacity of each buffer will be determined at time of site plan review and will be based on the Seminole County Land Development Code Part 11. Per the DO, a wall or berm will not be required within the buffer areas.	Info Only
2.	Buffers and CPTED	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	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	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
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
11.	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

12.	Comprehensive Planning	The proposed residential use is not allowed in the HIP-TI Future Land Use. High density residential uses are allowed only as ancillary to target industry uses and must be functionally and physically integrated into project components, comprising less than 50% of the total square footage of any such project.	Info Only
13.	Comprehensive Planning	Please see FLU Exhibit 36 for the allowable target industry uses for the HIP-TI Future Land Use.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is a 20" PVC potable water main running along the east side of International Parkway. There appears to be an 8" PVC water main stub out on parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC sanitary sewer gravity main and manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way. There is a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a lift station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
16.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane. There is a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
17.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. 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.shtml . 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. This request form will be sent out to our department inbox for review and well return 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.	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

19.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	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
24.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
25.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
26.	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
27.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only

28.	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
29.	Planning and Development	The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0. Per the approved Development Order, development of Lot/Tract 2 that does not include a hospital will require a PD major amendment rezone.	Info Only
30.	Planning and Development	<p>The subject property has a Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation, which allows a maximum F.A.R of 1.5.</p> <p>The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation is the identification of sites along the north I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses.</p>	Info Only
31.	Planning and Development	<p>Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project.</p> <p>Residential uses must be functionally and physically integrated into project components. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways.</p> <p>Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.</p>	Info Only
32.	Planning and Development	A PD Major Amendment Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board followed by a public hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	<p>Community Meeting Procedures Section 30.49.</p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC</p>	Info Only

		<p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	
34.	Planning and Development	<p>A minimum of 25% open space shall be required.</p> <p>Per Seminole County Land Development Code Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p>	Info Only
35.	Planning and Development	<p>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.</p>	Info Only
36.	Planning and Development	<p>The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses.</p> <p>Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.</p>	Info Only
37.	Planning and Development	<p>The proposed project may be required to submit a methodology statement for review to Public Works Engineering before completing a traffic study. Projects, which generate 50 or more peak hour trips, will require a traffic study analyzing a 1/4 mile study area for intersections and a 1 mile study area for roadway segments. If the development has greater than 500 new peak hour trips, it will require</p>	Info Only

		a 1/2 mile study area for intersections and a 2 mile study area for roadway segments. Public Works Engineering reserves the right to add additional intersections in the study that are beyond the 1/4 and 1/2 mile radii if it has known operational issues. A methodology letter is required to be submitted for review and approval prior to submittal of the traffic impact analysis (TIA).	
38.	Planning and Development	All parking, signage, and lighting shall meet the minimum requirements of the Land Development Code.	Info Only
39.	Planning and Development	Per the approved International Parkway Medical Center PD Development Order; One (1) access point onto International Parkway is permitted, and Two (2) access points onto Wilson Road is permitted; the eastern most access point will be for emergency vehicles, employees, and service/delivery vehicles only, and will be designated with the appropriate signage. No access will be granted from Grant Line Road or Woodruff Springs Road.	Info Only
40.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
41.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
42.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
43.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
44.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1,	Info Only

		18.2.2.2"	
45.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the northern boundary line of the subject property, where there is an existing stormwater dry retention pond. There is also an existing conveyance swale near and along the western boundary line of the subject property that conveys runoff from the southwest corner to the pond and also serves as a storage and water quality treatment. This pond overflows into the area north of the subject property and into a ditch located along the south side of Wayside Drive. From there, the ditch crosses State Road 46 and continues along the west side of Interstate 4 before merging into Lockhart-Smith Canal. The ultimate receiving body for the basin appears to be the St. Johns River by means of several canals, piped conveyance and wetland conveyance. The pond has been designed to provide the full treatment volume and contain all of the design storm events: mean annual, 100-year/ 24-hour event, 10-year/ 24-hour event, and 25-year/ 24-hour event. A SJRWMD Permit has been issued for this property on 9/19/2017 (Permit Number: 151057-1) as part of the International Parkway Free-Standing Emergency Room (FSER) project, that includes Parcel Number: 29-19-30-300-028A-0000, the property located southwest of the subject property, currently owned by Central Florida Regional Hospital. The pond has a concrete overflow weir set at the 100-year maximum stage; therefore, it only discharges with storm events larger than the 100-year/24 hour storm. The ponds primary means of providing treatment volume recovery attenuating stormwater is through percolation; however, it appears that the pond bottom has been wet since late 2022 (after hurricane Ian). The proposed development on the subject parcel will require modification of the existing SJRWMD Environmental Resource Permit (ERP). The existing stormwater conveyance system to Lockhart-Smith Canal has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required	Info Only

		for projects with more than 5,000 sq. ft. of new impervious area, 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 .	
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
49.	Public Works - Engineering	<p>It appears that the applicant is proposing three (3) access points to the development; one off International Parkway (through the shared access with the International Parkway Free-Standing Emergency Room) and two off Bayvista Lane. International Parkway is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road. International Parkway was last resurfaced in 2015, it has Pavement Condition Index (PCI) value of 95, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The Cross Access Easement through the International Parkway Free-Standing Emergency Room (owned by Central Florida Regional Hospital) was recorded in 2017. Sharing this two-way internal roadway with the Emergency Room is of concern, if this facility frequently utilizes it as one of the two primary access points. A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on the Emergency Room access driveway and the southbound left turn lane on International Parkway. Bayvista Lane is privately owned and maintained road. It was platted as Access Easement C in 2021, as part of the Integra Crossings development. Bayvista Lane is functionally classified as Local Road and represents an urban section roadway (approximately 24-feet wide pavement, curb and gutter, and pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Bayvista Lane currently has two curb-cuts for future access to the property east of the road, and the proposed two access points for this development appear to be in line with the existing ones. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual -</p>	Info Only

		<p>Section 1.2.8.B). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
50.	Public Works - Engineering	<p>Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.</p>	Info Only

51.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
52.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
53.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
54.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (94%), Map Unit Symbol 2; and Tavares-Millhopper Fine Sands, 0-5 % slopes (6%), Map Unit Symbol 31. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands constitute 36% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor Component (Immokalee) constitutes 10% of the Map Unit Composition. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
55.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from south / southwest to north. The highest ground elevation appears to be 67.0 feet (southeast and southwest corner) and the lowest 55.0 feet (northeast corner).	Info Only
56.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Building Division	Tony Coleman

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.html>

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.scpafil.org>

Seminole County Wetland Information:

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

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