



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, June 24, 2026

9:00 AM

TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00 AM (TEAMS) SAND LAKE COVE - PRE-APPLICATION

[2026-0515](#)

Project Number: 26-80000066

Project Description: Proposed Rezone from R-1AAA to PD, Subdivision, and Site Plan for a 54 lot development on 9.65 acres located on the north side of Sand Lake Rd, east of N Hunt Club Blvd

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

Parcel ID: 07-21-29-300-0020-0000

BCC District: 3-Constantine

Applicant: Sydney Kendrick (407) 335-9525

Consultant: Adam Smith (689) 216-5416

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

9:20 AM (TEAMS) WEKIVA WWTP - PRE-APPLICATION[2026-0511](#)**Project Number:** 26-80000060**Project Description:** Proposed Site Plan for site improvements at an existing wastewater treatment plant on 38.68 acres in the PD zoning district located on the north side of Wekiva Trl, east of Ledbury Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 05-21-29-300-001B-0000**BCC District:** 3-Constantine**Applicant:** Sean Twomey (866) 842-8432**Consultant:** Jeff Pena (407) 487-2594**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) MARKHAM WOODS RD CHURCH - PRE-APPLICATION**[2026-0514](#)**Project Number:** 26-80000063**Project Description:** Proposed Special Exception for a church on 5.06 acres in the A-1 zoning district located on the east side of Markham Woods Rd, north of SR 434**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 35-20-29-300-0110-0000**BCC District:** 3-Constantine**Applicant:** Dave Schmitt (407) 207-9088**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**WRIGHTS RD - PRE-APPLICATION****[2026-0506](#)****Project Number:** 26-80000059**Project Description:** Proposed Rezone and Site Plan for a private membership-based recreational training facility on 5.01 acres in the A-1 zoning district located on the east side of Wrights Rd, north of W SR 426**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 31-21-31-300-0020-0000**BCC District:** 1-Dallari**Applicant:** Marcin Lewandowski (973) 980-2349**Consultant:** Alex Garrao (407) 637-6264**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CSC PROPERTIES - SMALL SCALE FUTURE LAND USE AMENDMENT****[2026-0510](#)****Project Number:** 26-10000001**Project Description:** Proposed SSFLUA from MXD to COM for an automotive repair shop on the southwest corner of S US Hwy 17-92 and Prairie Lake Dr**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 18-21-30-515-0D00-0010**BCC District:** 4-Lockhart**Applicant:** John Baldwin (407) 257-9235**Consultant:** Jim Hall (407) 257-9235**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HIGHER GROUND - PRE-APPLICATION****[2026-0512](#)****Project Number:** 26-80000062**Project Description:** Proposed Rezone for an automobile service with repair on 0.59 acres located on the north side of Ronald Reagan Blvd, east of US Hwy 17-92**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 22-20-30-300-033A-0000**BCC District:** 2-Zembower**Applicant:** Ken Haun (407) 821-2067**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

MIDNIGHT CUSTOMZ - PRE-APPLICATION[2026-0513](#)**Project Number:** 26-80000061**Project Description:** Proposed Land Use Amendment from COM and IND to IND, Rezone from A-1 to PD, and Site Plan for a luxury collision center on 2.72 acres located on the southwest side of Bear Lake Rd, north of SR 414**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 20-21-29-300-017A-0000**BCC District:** 3-Constantine**Applicant:** Kasey Nicholson (321) 299-3539**Consultant:** Chris Smith (407) 860-0894**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GARDENS OF LIFE COTTAGES - PRE-APPLICATION**[2026-0516](#)**Project Number:** 26-80000065**Project Description:** Proposed Rezone from R-1 to R-2 for a duplex on 0.26 acres located on the south side of Depugh St, west of Central St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 18-21-30-501-0200-0050**BCC District:** 4-Lockhart**Applicant:** Belinda Balleras (407) 310-7818**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GARDENS OF LIFE COTTAGE HOMES - PRE-APPLICATION**[2026-0518](#)**Project Number:** 26-80000064**Project Description:** Proposed Rezone from R-1 to R-2 for a duplex on 0.57 acres located on the north side of Amanda St, west of Pearl St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 18-21-30-501-0200-0160**BCC District:** 4-Lockhart**Applicant:** Belinda Balleras (407) 310-7818**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0515

Title:

9:00 AM (TEAMS) SAND LAKE COVE - PRE-APPLICATION

Project Number: 26-80000066

Project Description: Proposed Rezone from R-1AAA to PD, Subdivision, and Site Plan for a 54 lot development on 9.65 acres located on the north side of Sand Lake Rd, east of N Hunt Club Blvd

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

Parcel ID: 07-21-29-300-0020-0000

BCC District: 3-Constantine

Applicant: Sydney Kendrick (407) 335-9525

Consultant: Adam Smith (689) 216-5416



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

PM KAITLYN

PROJ. #: **26-80000066**

RECEIVED AND PAID 06/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: Sand Lake Cove	
PARCEL ID #(S): 07-21-29-300-0020-0000	
TOTAL ACREAGE: 9.65ac	BCC DISTRICT: 3 CONSTANTINE
ZONING: R-1AAA	FUTURE LAND USE: LDR

NAME: Sydney Kendrick	COMPANY: DR Horton
ADDRESS: 10192 Dowden Road	
CITY: Orlando	STATE: FL ZIP: 32832
PHONE: 407-335-9525	EMAIL: [REDACTED]

NAME: Adam Smith, P.E.	COMPANY: DHI Engineering
ADDRESS: 10192 Dowden Road, Suite 125	
CITY: Orlando	STATE: FL ZIP: 32832
PHONE: 689-216-5416	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Construction of ~54 single-family homes on the subject property.

COMMENTS DUE: 06/12	COM DOC DUE: 06/18	DRC MEETING: 06/24/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AAA	FLU: LDR	LOCATION: on the north side of Sand Lake Rd, east of N Hunt Club Blvd
W/S: SUNSHINE WATER SERVICES	BCC: 1: CONSTANTINE	

AGENDA 06/19



Memorandum

To	Seminole County Development Services	Pages	1
<hr/>			
CC			
<hr/>			
Subject	Sand Lake Cove		
<hr/>			
From	Adam Smith		
<hr/>			
Date	June 5, 2026		
<hr/>			

Pursuant to your request, below is narrative for the proposed project referred to as Sand Lake Cove.

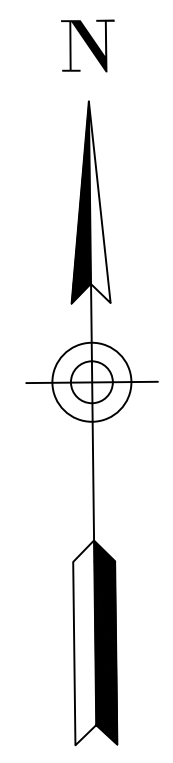
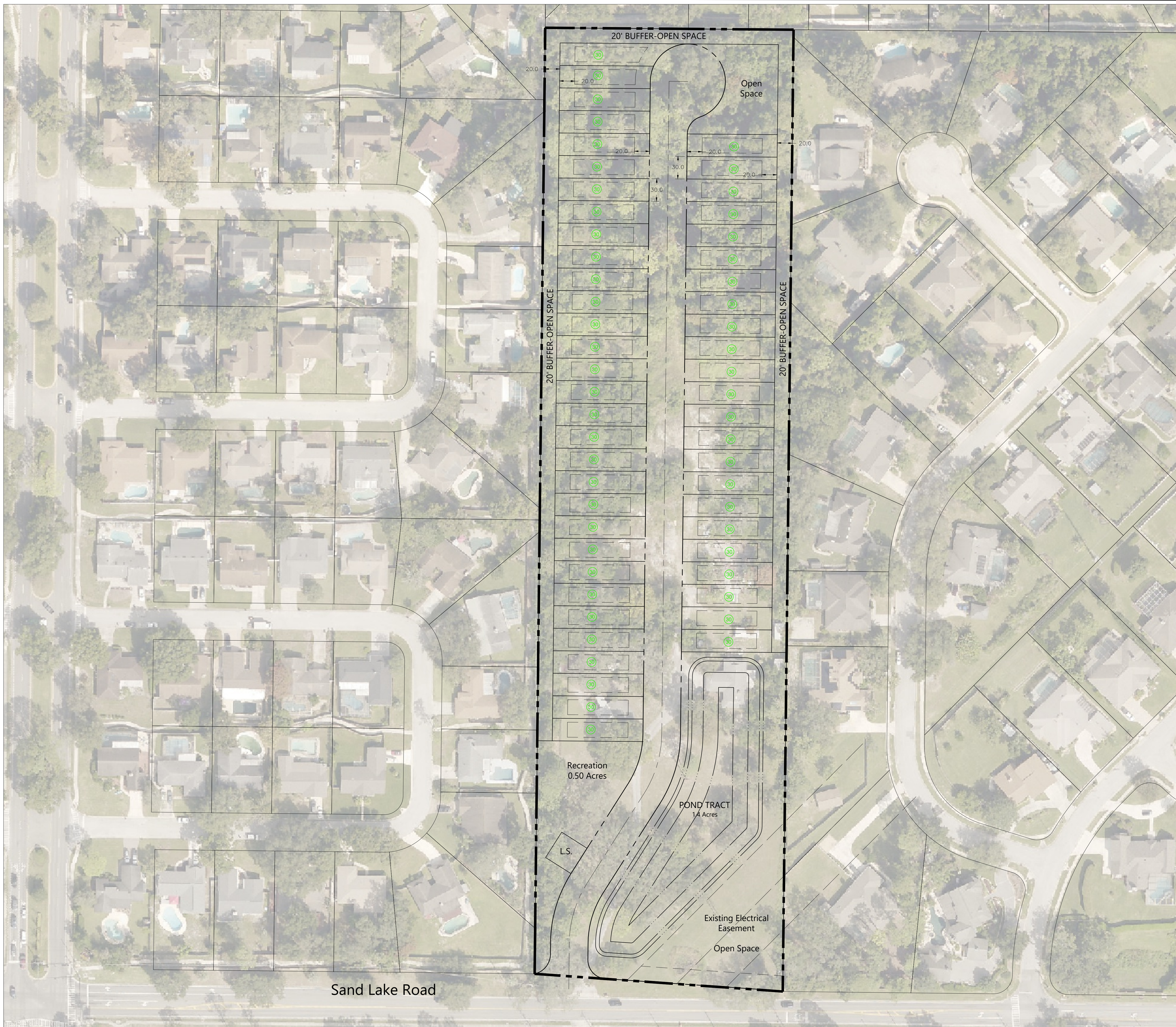
DR Horton would like to have a pre-application meeting to discuss the process for re-zoning the subject property from R-1AAA to PD and constructing 54 single family homes on the property.

The property currently has residential uses and is surrounded by residential uses.

The existing topography of the site falls from north to south, therefore the concept plan anticipates stormwater on the south side of the site abutting Sand Lake Road. An existing electrical easement clips the southeast corner of the site and is being avoided with the proposed plan.

Further details may be discussed at the Pre-Application meeting.

E:\PRELIMINARY CONCEPTS\05-3380 SAND LAKE RD\3380 SAND LAKE RD-2.DWG



SCALE: 1" = 60'

3380 Sand Lake Road Yield Layout
 Property Area - 9.65 Acres
 30' x 120' LOT - 54

DR HORTON
 3380 Sand Lake Road
 Yield Layout Plan - 2

DHI **DHI Engineering, LLC**
10192 DOWDEN ROAD, SUITE 125
 ORLANDO, FL 32832



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 6/5/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

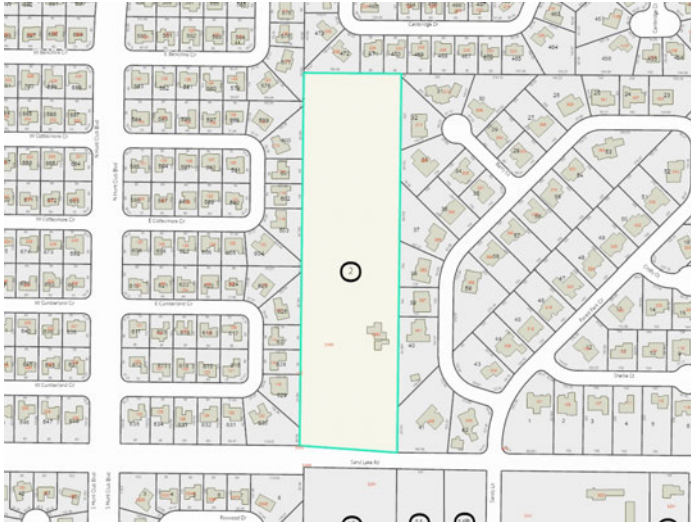
2026 Property Record CardA



Parcel: **07-21-29-300-0020-0000**
 Property Address: **3380 SAND LAKE RD LONGWOOD, FL 32779**
 Owners: **RICHARD YOUNG REV TRUST**
 2026 Market Value \$611,730 Assessed Value \$611,730 Taxable Value \$611,730
 2025 Tax Bill \$8,236.91

The 1 Bed/1 Bath Single Family property is 720 SF and a lot size of 9.65 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	07-21-29-300-0020-0000
Property Address	3380 SAND LAKE RD LONGWOOD, FL 32779
Mailing Address	151 WYNNBROOK DR HENDERSONVILLE, NC 28792-9265
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$139,259	\$142,389
Depreciated Other Features	\$38,110	\$25,407
Land Value (Market)	\$434,361	\$434,361
Land Value Agriculture	\$0	\$0
Just/Market Value	\$611,730	\$602,157
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	\$611,730	\$602,157

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$8,236.91
Tax Bill Amount	\$8,236.91
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

RICHARD YOUNG REV TRUST

Legal DescriptionA

SEC 07 TWP 21S RGE 29E W 1/4 OF NE 1/4 OF NE 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$611,730	\$0	\$611,730
SCHOOLS	\$611,730	\$0	\$611,730
FIRE	\$611,730	\$0	\$611,730
ROAD	\$611,730	\$0	\$611,730
WATER MANAGEMENT DISTRICT	\$611,730	\$0	\$611,730

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/11/2024	\$100	10649/1947	Improved	No
QUIT CLAIM DEED	4/27/1965	\$100	00534/0360	Improved	No

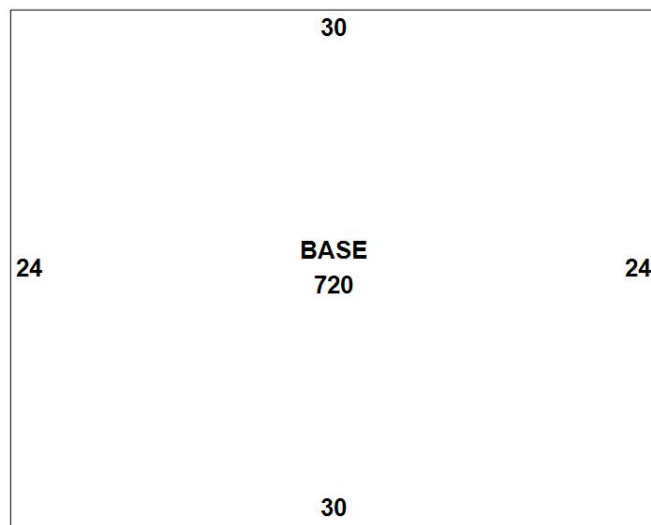
LandA

Units	Rate	Assessed	Market
9.65 Acres	\$45,000/Acre	\$434,295	\$434,295
0.66 Acres	\$100/Acre	\$66	\$66

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	720
Constuction	CONC BLOCK
Replacement Cost	\$63,137
Assessed	\$31,569

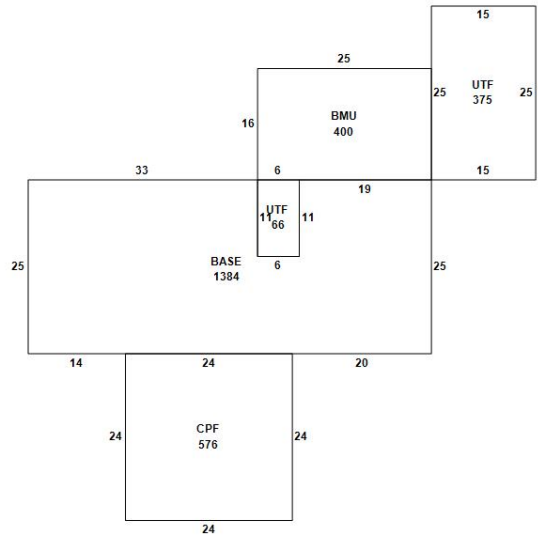
* Year Built = Actual / Effective



Building 1

	2
	1965
	2.0
	1384
	CONC BLOCK
	\$107,690

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft ²)
BASEMENT UNFINISHED	400
UTILITY FINISHED	66
CARPORT FINISHED	576
UTILITY FINISHED	375

PermitsA				
Permit #	Description	Value	CO Date	Permit Date

Extra FeaturesA					
Description	Year Built	Units	Cost	Assessed	
POLE/BARNS/BELOW AVG	1970	5892	\$46,017	\$27,610	
FIREPLACE 1	1979	1	\$3,000	\$1,800	
SHED	1990	6	\$6,000	\$3,600	
CARPORT 3	1990	1	\$8,500	\$5,100	

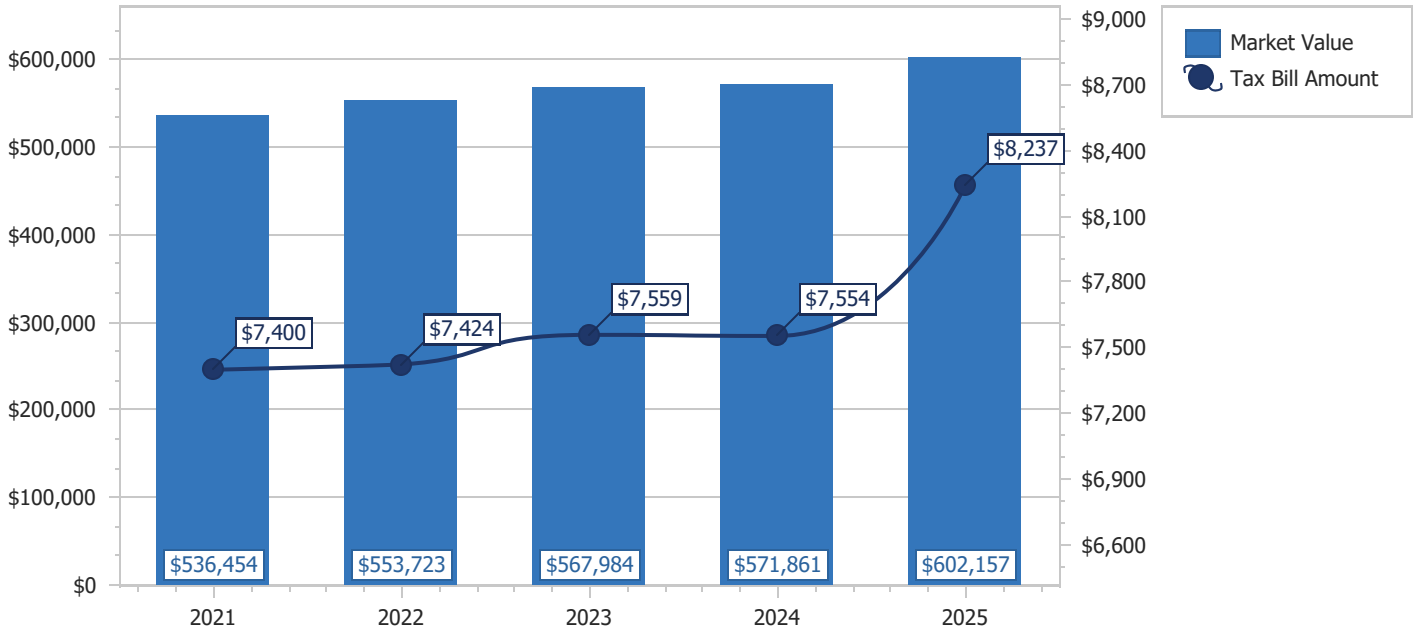
ZoningA	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 34

UtilitiesA	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management

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

Receipt Details

Date: 6/5/2026 3:17:20 PM
Project: 26-80000066
Credit Card Number: 55*****5617
Authorization Number: 06859Z
Transaction Number: 050626O13-D84CC6D8-C90F-44B5-BED6-41F10FE82976
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	SAND LAKE COVE - PRE-APPLICATION	PROJ #: 26-8000066
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/05/26	
RELATED NAMES:	EP ADAM SMITH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	07-21-29-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1AAA TO PD, SUBDIVISION, AND SITE PLAN FOR A 54 LOT DEVELOPMENT ON 9.65 ACRES LOCATED ON THE NORTH SIDE OF SAND LAKE RD, EAST OF N HUNT CLUB BLVD	
NO OF ACRES	9.65	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE NORTH SIDE OF SAND LAKE RD, EAST OF N HUNT CLUB BLVD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
SYDNEY KENDRICK DR HORTON 10192 DOWNDEN RD ORLANDO FL 32832 (407) 335-9525	ADAM SMITH DHI ENGINEERING 10192 DOWNDEN RD ORLANDO FL 32832 (689) 216-5416	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

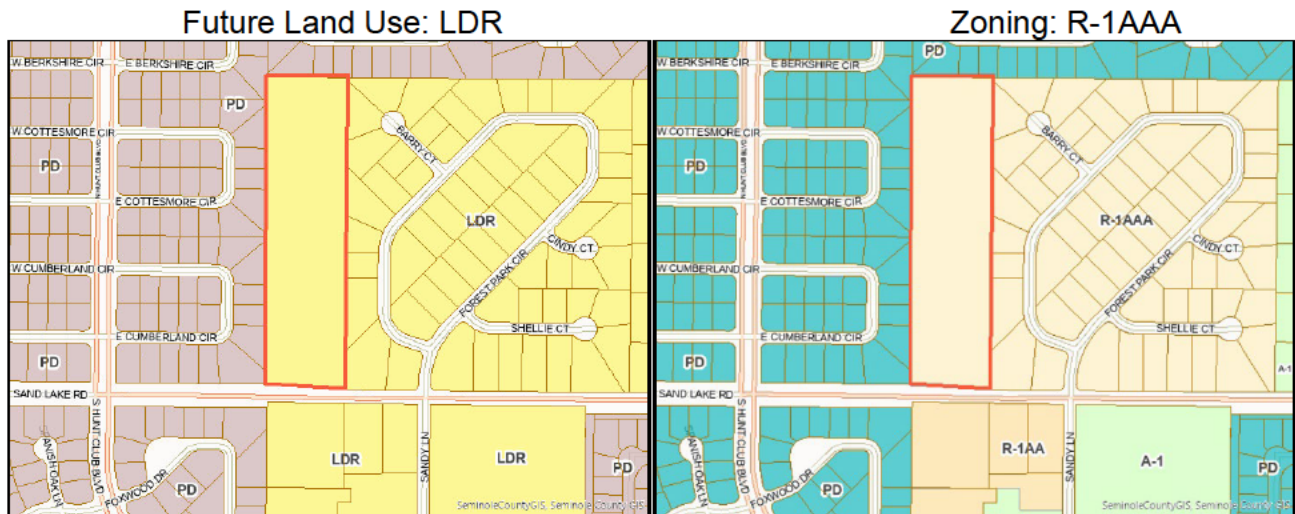
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

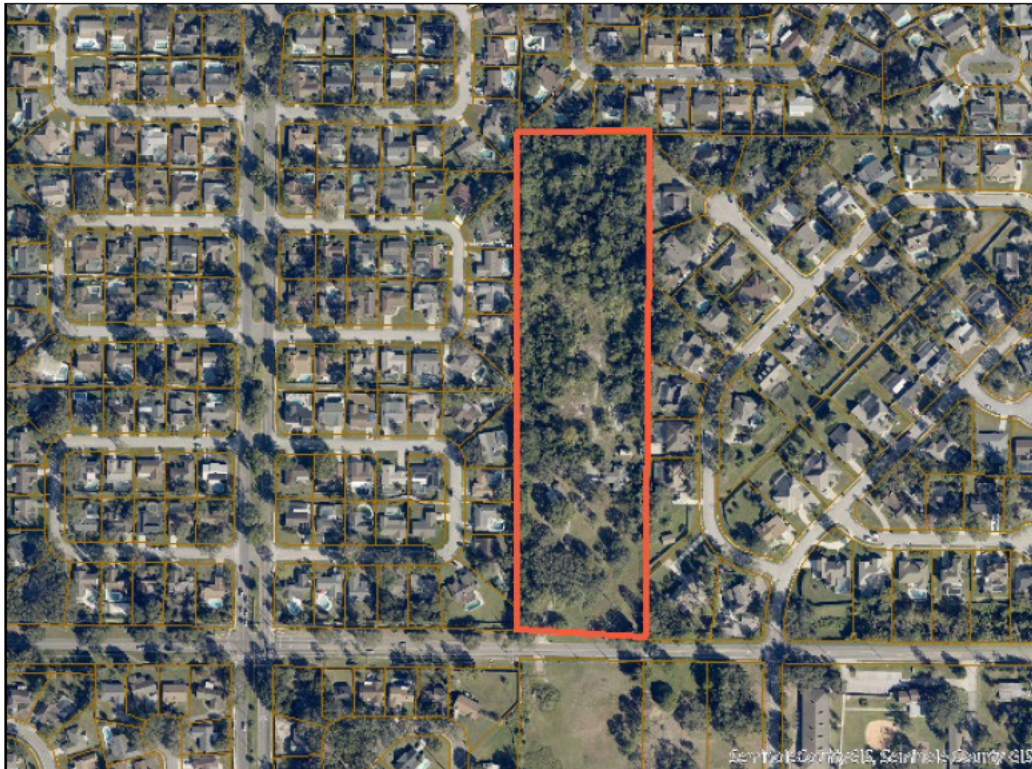
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and a zoning designation of R-1AAA (Single-Family Dwelling).
- Please advise, per SCLDC Sec. 30.8.5.11 in reviewing Planned Developments, the criteria for establishing the appropriate density includes evaluation of the surrounding density of existing/approved development, the adequacy of existing and proposed public facilities and services, conformance with the Comprehensive Plan and site characteristics. Mitigation may be required to address these factors such as, but not limited to; enhanced/increased landscape buffer, adequate open space and stormwater design.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6D_ELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7R_EBU</p> <p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5S_TBUPEAD</p> <p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3B_U</p>	Info Only
2.	Buffers and CPTED	<p>A full buffer review will be done at time of PD rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Density 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers. Buffer opacity and width will be required to be shown on Master Development Plan.</p>	Info Only

3.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
4.	Buffers and CPTED	Planned Developments must meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.	Info Only
5.	Buffers and CPTED	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
6.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
7.	Buffers and CPTED	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 will be required at time of Preliminary Subdivision Plan. SCLDC 60.10(b)(1)	Info Only
8.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

10.	Buffers and CPTED	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
11.	Buffers and CPTED	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
12.	Buffers and CPTED	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
13.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
14.	Buffers and CPTED	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
15.	Buffers and CPTED	For Planned Development rezone requests: Please ensure you are demonstrating how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Info Only

16.	Buffers and CPTED	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
17.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
18.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
19.	Building Division	- Each separate parcel, and separate building and/or standalone structure, will require a separate permit.	Info Only
20.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
21.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
22.	Comprehensive Planning	<p>Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential:</p> <p>Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses.</p> <p>The proposed density appears to exceed 4 DU/ac and would not be consistent with the LDR Future Land Use, based on this staff would not support a plan with a higher density. A proposed PD zoning with greater than 4 DU/ac is not consistent with FLU Exhibit-1 of the Comprehensive Plan "Compatible Transitional Land Uses."</p>	Info Only
23.	Comprehensive Planning	<p>Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS:</p> <p>The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts.</p> <p>This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the</p>	Info Only

		Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	
24.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
25.	Natural Resources	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
26.	Natural Resources	At site plan approval a threatened and endangered species report will be required.	Info Only
27.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
28.	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
29.	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential (LDR) and an R-1AAA (Single-Family Dwelling) Zoning District designation.	Info Only

30.	Planning and Development	<p>The maximum density permitted in Low Density Residential (LDR) Future Land Use is four (4) dwelling units per net buildable acre. LDR is considered compatible the general trend of development in the area. It appears the development is exceeding the maximum density of the Future Land Use. Please note, if a Future Land Use amendment is pursued, there will be additional criteria as required by the Comprehensive Plan as stated in Objective FLU 1.6 Standards of Review for Amendments to the Future Land Use Element.</p> <p>Additionally in reviewing PDs, per SCLDC Sec. 30.8.5.11, the criteria for establishing the appropriate density includes evaluation of the surrounding density of existing and approved development, adequacy of existing and proposed public facilities and services, conformance with the Comprehensive Plan, and site characteristics.</p>	Info Only
31.	Planning and Development	The building setbacks for the R-1AAA zoning district are: twenty-five (25) foot Front Yard, thirty (30) foot Rear yard, ten (10) foot Side Yard, twenty-five (25) foot Side Street. Minimum lot size is 13,500 sq. ft. and minimum lot width at building line is 100 feet.	Info Only
32.	Planning and Development	<p>The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
33.	Planning and Development	Per SCLDC Sec. 35.61 (c), Each lot created must have a minimum net buildable lot area in accordance with the zoning district requirements that is above the 100 year flood plain and outside of the wetland areas. Net buildable acreage is 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.	Info Only
34.	Planning and Development	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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
35.	Planning and Development	Residential open space required for PDs is 25% of gross acreage, with a minimum of 8% of net	Info Only

		<p>buildable acreage be utilized. Open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function. Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.</p> <p>Per SCLDC Sec. 30.14.2.3 (l) Required landscaped areas and buffers may not be credited toward the required open space area.</p> <p>Per SCLDC Sec. 30.14.2.3 (f) 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.</p> <p>Per SCLDC Sec. 30.14.2.3 (d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.</p>	
36.	Planning and Development	<p>Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover. (2)The pond shall have no greater than a 4:1 slope with no fencing. (3)The pond shall have a curvilinear shape simulating a natural water body. (4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. (5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (6)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. (7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features: a. Fountain b. Stabilized walking path c. Exercise equipment d. Benches for seating e. Tot lot or mini-park</p>	Info Only
37.	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 (b) Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed</p>	Info Only

		<p>development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	
38.	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 (c) Any proposed development under the PD ordinance must address the following goals in addition to the PD Greater Benefit Criteria:</p> <ol style="list-style-type: none"> (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
39.	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 (d) An application to rezone to PD is required to include a narrative addressing the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative) 	Info Only

40.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 9 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Steps 2 & 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. This can serve as the same plan as the FDP, but still requires the two (2) separated applications, respectively. The plan must contain all required items for both the PSP and FDP. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>4th Step- Approval of Final Engineering Plans. This may be submitted once Steps 1 through 3 are completed.</p> <p>5th Step- Approval of the Final Plat. The Final Plat may be reviewed concurrently with the Final Engineering Plans; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	Info Only
41.	Planning and Development	Community Meeting Procedures Section 30.3.5.3	Info Only

		<ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urll/Community-Meeting-Procedure.pdf 	
42.	Planning and Development	Per SCLDC Sec. 30.8.5.3 (e) Residential PD Design Standards: (1)If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. (2)Front-facing garage doors must be set back a minimum of twenty (20) feet. (3)Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story. (4)Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.	Info Only
43.	Planning and Development	The master development plan shall clearly indicate an outer site boundary as well as internal boundaries between proposed tracts, stages, phases, outparcels, etc. The plan shall also indicate common properties within the PD and provide for necessary property owners or management associations to ensure maintenance of such properties.	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

46.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
47.	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
48.	Public Works - County Surveyor	For informational purposes. You will be required to provide a boundary survey for the rezoning that breaks down the section because the property is described fractionally. If this goes forward make sure your surveyor is aware of the LDC's requirements for Platting to include the need for a Title Opinion, not based on a property information report. And that said boundary will need to be based on such.	Info Only
49.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
50.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only

52.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwm.com .	Info Only
53.	Public Works - Engineering	A minimum five 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
54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
55.	Public Works - Engineering	Left and right turn lanes are required	Info Only
56.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
58.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
59.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along Sand Lake Rd frontage.	Info Only
60.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this 54 Single Family development with new external trip generation of 55 PM Peak Hour trips, which is greater than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines using the ITE Trip Generation Manual, 12th Edition, The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency. *** VERY IMPORTANT*** : A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, MSCE, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0511

Title:

9:20 AM (TEAMS) WEKIVA WWTP - PRE-APPLICATION

Project Number: 26-80000060

Project Description: Proposed Site Plan for site improvements at an existing wastewater treatment plant on 38.68 acres in the PD zoning district located on the north side of Wekiva Trl, east of Ledbury Dr

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

Parcel ID: 05-21-29-300-001B-0000

BCC District: 3-Constantine

Applicant: Sean Twomey (866) 842-8432

Consultant: Jeff Pena (407) 487-2594



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

PROJ. #: 26-8000060
 Received & paid: 6/1/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Wekiva WWTP
 PARCEL ID #(S): 05-21-29-300-001B-0000 144 LEDBURY DR LONGWOOD, FL 32779
 TOTAL ACREAGE: 38.68 BCC DISTRICT: 3
 ZONING: PD FUTURE LAND USE: PUBU

APPLICANT

NAME: Sean Twomey COMPANY: SUNSHINE WATER SERVICES COMPANY
 ADDRESS: 200 Weathersfield Avenue
 CITY: Altamonte Springs STATE: FL ZIP: 32714
 PHONE: (866) 842-8432 EMAIL: [REDACTED]

CONSULTANT

NAME: Jeff Peña COMPANY: Pape-Dawson
 ADDRESS: 2602 E. Livingston Street
 CITY: Orlando STATE: FL ZIP: 32803
 PHONE: 407-487-2594 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Project consist of the construction of a second EQ Tank and additional sludge press building within an existing WWTP site

STAFF USE ONLY

COMMENTS DUE: 6/12 COM DOC DUE: 6/18 DRC MEETING: 6/24

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: PUBU LOCATION: on the north side of Wekiva Trl, east of Ledburg Dr
 W/S: Sunshine Water BCC: 3: Constantine

May 29, 2026

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771
Via Eplandesk@seminolecountyfl.gov

Subject Wekiva WWTP
Pre- App Request-Detailed Narrative
Parcel ID(s): 05-21-29-300-001B-0000
Poulos & Bennett Job No. 25-022

County Staff,

We are proposing site improvements to the existing Wekiva Wastewater Treatment Plant, directly west of Lake Brantley in Seminole County. The specific site improvements include a new Equilizer Tank, a proposed Sludge Press Building, and related site stormwater improvements. Looking for confirmation of required setbacks from the existing residential development that surrounds the site. Would also confirmation of existing Zone A floodplain directly adjacent to the site on FEMA Firm Panel #12117C0135F.

Please do not hesitate to contact me should you have any questions or should you require any additional information at (407) 487-2594 or [REDACTED].

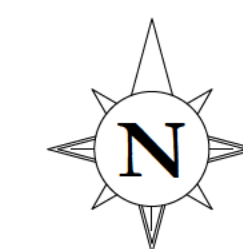


Jeff Pena, P.E.
Senior Project Manager

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



SCALE IN FEET
1"=20'

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	20500645	
DESIGNED BY:	N/A	
DRAWN BY:	JLG	
CHECKED BY:	SEB	
APPROVED BY:	SEB	

SCALE IN FEET:

Project Name: TOPOGRAPHIC SURVEY

Submitted To:
Sunshine Water Services
Company

Sheet Title:

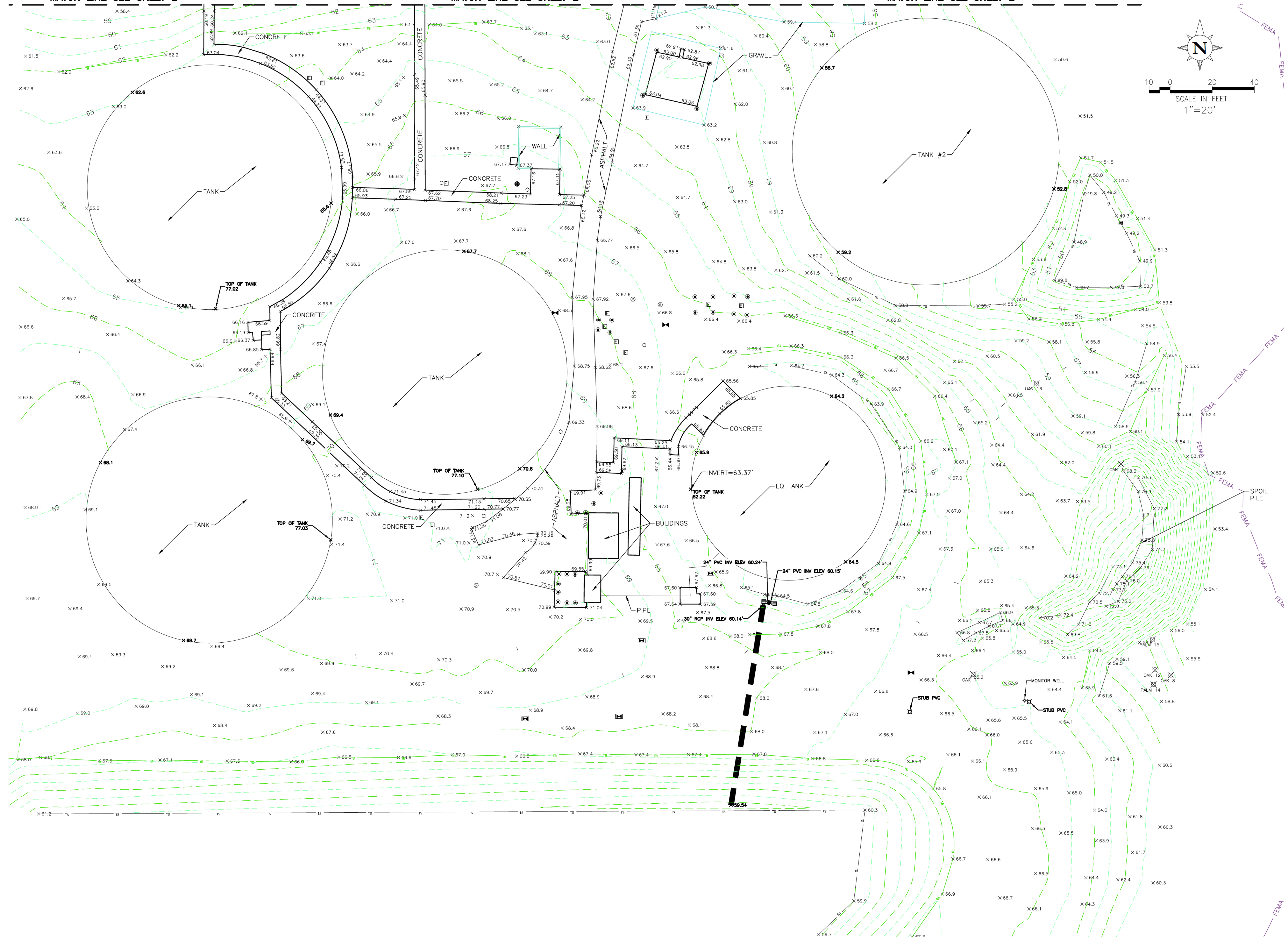
Sheet No.:

SHEET 3

I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #3101 | FLORIDA SURVEYING FIRM #B994



C:\USERS\LOCAL_ADMINISTRATOR\WORK\PROJECTS\20500645\WHP SECOND EQ BASH-TOPO



2026-05-29 Wekiva WWTP Location Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 5/29/2026



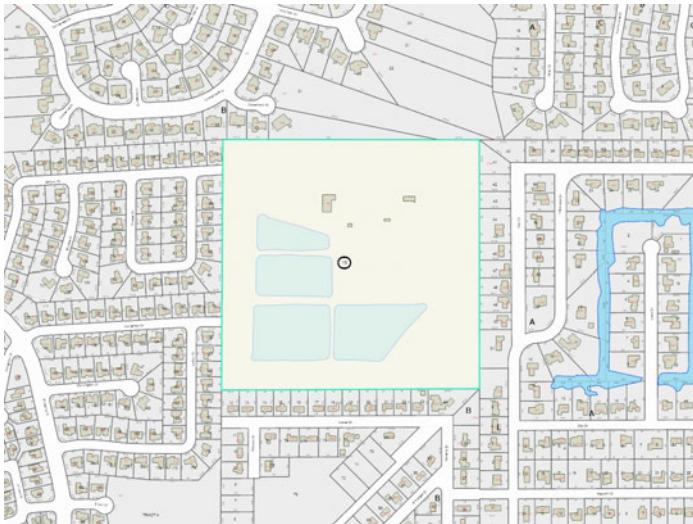
This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein,

2026 Property Record CardA



Parcel: **05-21-29-300-001B-0000**
 Property Address: **144 LEDBURY DR LONGWOOD, FL 32779**
 Owners: **SUNSHINE WATER SERVICES COMPANY**
 2026 Market Value \$2,836,193 Assessed Value \$2,394,636 Taxable Value \$2,394,636
 2025 Tax Bill \$32,802.90 Tax Savings with Non-Hx Cap \$4,857.43
 Gas/Electric/Telephone Etc property w/1st Building size of 4,588 SF and a lot size of 38.58 Acres

Parcel LocationA



Current Site PictureA

Parcel InformationA

Parcel	05-21-29-300-001B-0000
Property Address	144 LEDBURY DR LONGWOOD, FL 32779
Mailing Address	500 W MONROE ST STE 3600 CHICAGO, IL 60661-3671
Subdivision	
Tax District	01:County Tax District
DOR Use Code	91:Gas/Electric/Telephone Etc
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$497,758	\$465,804
Depreciated Other Features	\$123,810	\$72,720
Land Value (Market)	\$2,214,625	\$2,214,625
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,836,193	\$2,753,149
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$441,557	\$576,207
P&G Adjustment	\$0	\$0
Assessed Value	\$2,394,636	\$2,176,942

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$37,660.33
Tax Bill Amount	\$32,802.90
Tax Savings with Exemptions	\$4,857.43

Owner(s)A

Name - Ownership Type
SUNSHINE WATER SERVICES COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 05 TWP 21S RGE 29E NW 1/4 OF NE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,394,636	\$0	\$2,394,636
SCHOOLS	\$2,836,193	\$0	\$2,836,193
FIRE	\$2,394,636	\$0	\$2,394,636
ROAD	\$2,394,636	\$0	\$2,394,636
WATER MANAGEMENT DISTRICT	\$2,394,636	\$0	\$2,394,636

SalesA

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

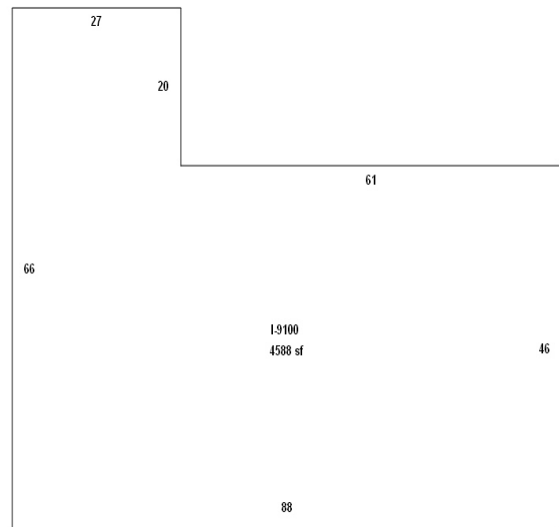
LandA

Units	Rate	Assessed	Market
32.77 Acres	\$75,000/Acre	\$2,211,975	\$2,211,975
5.30 Acres	\$500/Acre	\$2,650	\$2,650

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4588
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$599,683
Assessed	\$326,827

* Year Built = Actual / Effective

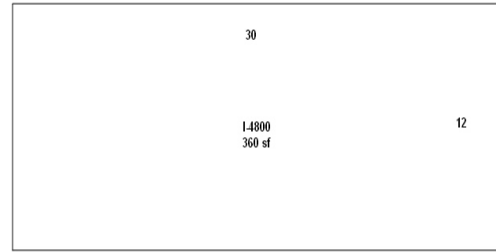


Sketch by Apex Media™

Building 1

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	360
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$55,511
Assessed	\$37,470

* Year Built = Actual / Effective

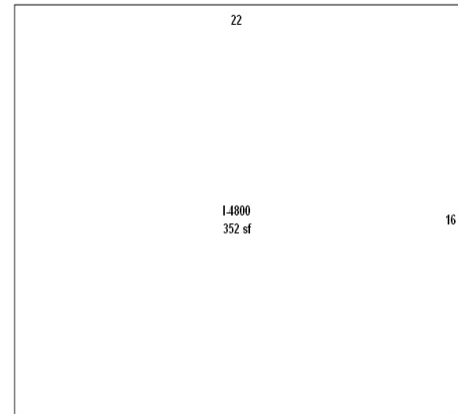


Sketch by Apex Media™

Building 2

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	352
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$52,672
Assessed	\$28,706

* Year Built = Actual / Effective

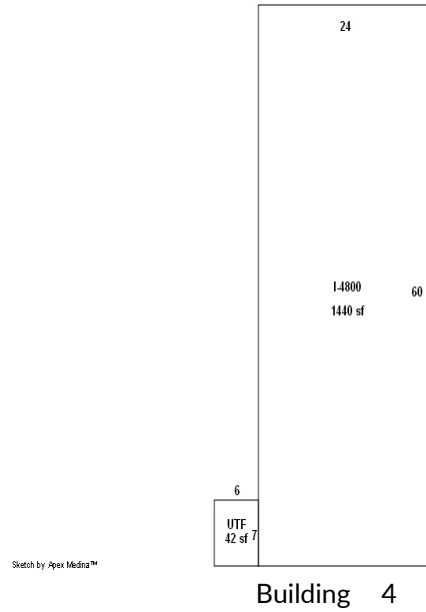


Sketch by Apex Media™

Building 3

	4
	1980/1985
	1440
	METAL PREFINISHED
	\$63,280

* Year Built = Actual / Effective

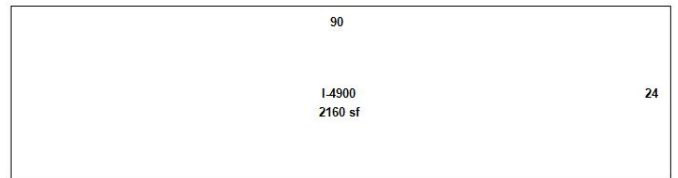


AppendagesA

Description	Area (ft ²)
UTILITY FINISHED	42

Building InformationA	
#	5
Use	STEEL/PRE ENGINEERED.
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2160
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$103,688
Assessed	\$41,475

* Year Built = Actual / Effective



Building 5

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16525	144 LEDBURY DR: ELECTRICAL - COMMERCIAL-Communications pole power	\$2,000		12/3/2024
08819	144 LEDBURY DR: STRUCTURES OTHER THAN BUILDINGS-8" 40" POLE W/ANTENNA AND MOUNT AT TOP	\$16,000		7/16/2024

12111	144 LEDBURY DR: PLUMBING - COMMERCIAL-SMALL CONCRETE BRICK OFFICE	\$4,675		7/21/2022
00032	144 LEDBURY DR: STRUCTURES OTHER THAN BUILDINGS-CONCRETE HEADWORKS WITH DUAL CENTER FLOW BAR WITH SCREENS/PUMPS	\$2,025,162		4/20/2021
15496	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Metal Building	\$1,707,996		2/17/2020
15796	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Storage Building	\$172,588		2/17/2020
15795	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Solids Handling Building	\$254,361		2/17/2020
01084	ELECTRICAL	\$198,900		2/3/2015
06464	TREATMENT TANK	\$2,065,000		7/1/2014
08886	HVAC CHANGEOUT - NO DUCT WORK	\$8,636		11/16/2011
04092	ELECTRICAL	\$5,997		5/21/2010
03344	CARPORT	\$19,570		4/28/2010
13765	REROOF	\$16,982		12/18/2006
09646	ELECTRICAL ROOM ADDITION	\$168,000		8/21/2006
00332	SANLANDO TREATMENT TANK #2	\$550,000		1/1/2001
00340	SANLANDO TREATMENT TANK 1	\$550,000		1/1/2001
00327	SANLANDO TREATMENT PLANT ELECTRICAL BLDG SUNSHINE BUILDING & DEV, THOMPSON ELECTRIC CO	\$31,213		1/1/2001
09431	CHLORINE CONTACT CHAMBER ONLY	\$192,791	2/28/2002	10/1/2000
02597	SANLANDO UTILITIES-STORAGE BLDG	\$20,000	6/17/1996	4/1/1996

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1980	240	\$1,306	\$784
COMMERCIAL CONCRETE DR 4 IN	1980	5525	\$34,531	\$20,719
COMMERCIAL ASPHALT DR 2 IN	1980	36310	\$121,639	\$72,983
BLOCK WALL - SF	1980	2511	\$34,828	\$20,897
POLE LIGHT 1 ARM	1980	2	\$3,708	\$3,708
COMM: CARPORT	2010	875	\$7,551	\$4,719

ZoningA

Zoning	PD
Description	Planned Development
Future Land Use	PUBU
Description	

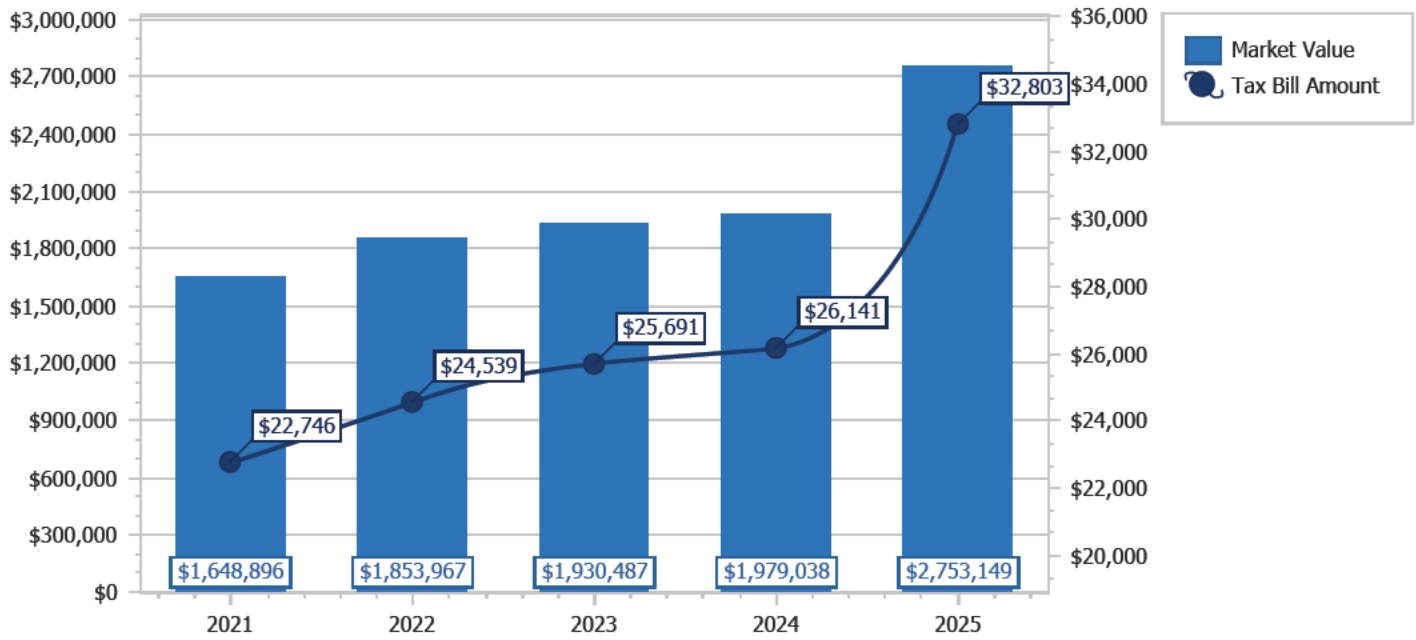
School DistrictsA

Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 33

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/1/2026 10:38:43 AM
Project: 26-80000060
Credit Card Number: 48*****5450
Authorization Number: 001530
Transaction Number: 010626O3A-5300B2F5-E892-4EB8-BB37-BAABF9EAF5A9
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	WEKIVA WWTP - PRE-APPLICATION	PROJ #: 26-80000060
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/01/26	
RELATED NAMES:	EP JEFF PENA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	05-21-29-300-001B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR SITE IMPROVEMENTS AT AN EXISTING WASTEWATER TREATMENT PLANT ON 38.68 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WEKIVA TRL, EAST OF LEDBURY DR	
NO OF ACRES	38.68	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF WEKIVA TRL, EAST OF LEDBURY DR	
FUTURE LAND USE-	PUBU	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
SEAN TWOMEY SUNSHINE WATER SERVICES COMPANY 200 WEATHERSFIELD AVE ALTAMONTE SPRINGS FL 32714 (866) 842-8432	JEFF PENA PAPE-DAWSON 2602 E LIVINGSTON ST ORLANDO FL 32803 (407) 487-2594	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

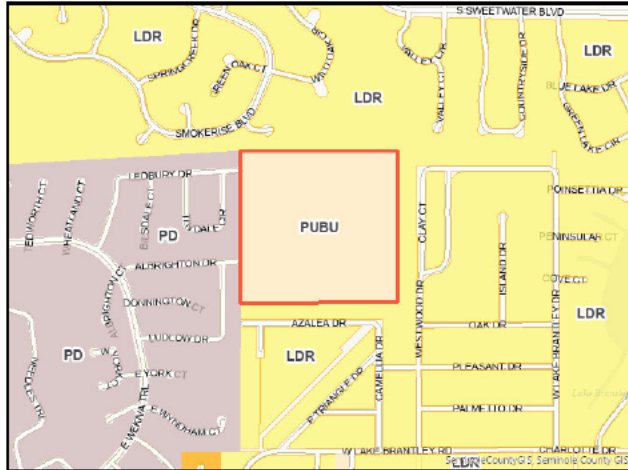
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Public, Quasi-Public and a zoning designation of PD (Planned Development).
- This property is located within Tract V of the Wekiva Hunt Club PD. All development on the site shall comply with the approved Developer's Commitment Agreement and all subsequent addenda.
- A Site Plan application will be required for the proposed improvements.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: Public, Quasi-Public- Utilities



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Upon or the development of a new site or the redevelopment, reconstruction, upgrading, expansion or change in use of a previously developed will warrant the need to address landscape buffering. Existing trees situated in the required buffer may be used to satisfy the buffer tree requirement if they are sufficient in size and number.	Info Only
2.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	Creative site development concepts shall be used in order to promote water conservation. Water-conserving site development concepts may include, but are not limited to: (1)The preservation of existing plant communities; (2)The use of native plant species; (3)The re-establishment of native plant communities; (4)The use of drought-tolerant plant species; (5)The use of site-specific plant materials; (6)The design, installation, and maintenance of irrigation systems that eliminate the waste of water due to over-application or loss from damage; (7)The use of shade trees to reduce transpiration rates of lower-story plant materials; (8)Placement of vegetation in such a way that promotes energy conservation through shading; (9)The use of pervious paving materials; (10)The use of water efficiency in landscaping; (11)Other environmentally sensitive site development concepts.	Info Only

6.	Buffers and CPTED	Per the Wekiva Hunt Club PD DCA, condition #4 (b), the south side of the treatment plant site shall contain a one hundred (100) foot wide buffer.	Info Only
7.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
8.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
10.	Comprehensive Planning	The future land use (FLU) is Public Utility (PUBU) which allows for public utilities.	Info Only
11.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
12.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
13.	Natural Resources	Please note that there appears to be wetlands on the site. A wetlands evaluation will be required at site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required.	Info Only
14.	Natural Resources	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically, the maximum impervious of the site.	Info Only
15.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are	Info Only

		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/	
16.	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.shtml	Info Only
17.	Planning and Development	The subject property is within the Wekiva Hunt Club PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing. The proposed improvements to the site are consistent with the PD DCA and subsequent addenda.	Info Only
18.	Planning and Development	The subject property is within the Aquifer Recharge Overlay District. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses.	Info Only
19.	Planning and Development	The approved DCA is not specific regarding setback requirements. The SCLDC specifies that in districts where sewage and/or water treatment plants are allowed as part of a subdivision, they must not be closer than two hundred (200) feet from any property line. All such facilities shall conform to State and County water and sewer plant regulations and shall be enclosed with a six (6) foot chain-link fence and shielded by screen planting.	Info Only
20.	Planning and Development	If outdoor lighting is proposed, a photometric plan will be required at time of Site Plan. Please be advised, outdoor lighting will require a separate permit.	Info Only
21.	Planning and Development	Minimum required open space is 25%. Per SCLDC Sec. 30.14.2.2 Nonresidential Open Space, Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only

22.	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
23.	Planning and Development	Maximum building/structure height is thirty-five (35) feet.	Info Only
24.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for General Commercial, Non Retail are as follows: 1 space/ 2 employees Plus 1 space / company vehicle. Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT11PALORE_S30.11.6DEOREPASP <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 	Info Only
25.	Planning and Development	Please advise, any outdoor storage of merchandise and/or materials shall be permitted only in an enclosed or fenced area.	Info Only
26.	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
27.	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
28.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northeast.	Info Only

29.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
30.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
31.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
33.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering to show existing retention can accommodate additional impervious surface or additional retention will be required.	Info Only
34.	Public Works - Impact Analysis	No Review required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0514

Title:

9:40 AM (TEAMS) MARKHAM WOODS RD CHURCH - PRE-APPLICATION

Project Number: 26-80000063

Project Description: Proposed Special Exception for a church on 5.06 acres in the A-1 zoning district located on the east side of Markham Woods Rd, north of SR 434

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 35-20-29-300-0110-0000

BCC District: 3-Constantine

Applicant: Dave Schmitt (407) 207-9088

Consultant: N/A



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

PROJ. #: 26-80000063

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>Markham Woods Rd. Church</u>	
PARCEL ID #(S): <u>35-20-29-300-0110-0000</u>	
TOTAL ACREAGE: <u>5.06</u>	BCC DISTRICT: <u>5</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>

APPLICANT

NAME: <u>Dave Schmitt</u>	COMPANY: <u>Dave Schmitt Engineering, Inc.</u>	
ADDRESS: <u>12301 Lake Underhill Rd #241</u>		
CITY: <u>Orlando</u>	STATE: <u>FL.</u>	ZIP: <u>32828</u>
PHONE: <u>407-207-9088</u>	EMAIL: [REDACTED]	

CONSULTANT

NAME: <u>Same as Applicant</u>	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: The project is located on the west side of 1-4 9 East of Markham Woods Rd and is planned for a new relocated church on approximately 5 acres.

STAFF USE ONLY

COMMENTS DUE: <u>6/12</u>	COM DOC DUE: <u>6/18</u>	DRC MEETING: <u>6/24</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the east side of Markham Woods Rd, north of SR 434</u>
W/S: <u>Sunshine Water</u>	BCC: <u>3: Constantine</u>	



June 4, 2026

Seminole County
1101 East First Street
West Wing, Second Floor, Room 2028
Sanford, FL 32771
Planning & Development

RE: Project # Markham Woods Rd. Church
DSE Job: EV-1

Dear:

This project is located on the west side of I-4 and east of Markham Woods Rd in Seminole County and is planned for a new relocated church on approximately 5 acres.

If you have any questions or concerns, please do not hesitate to contact our office at (407) 207-9088.

Sincerely,

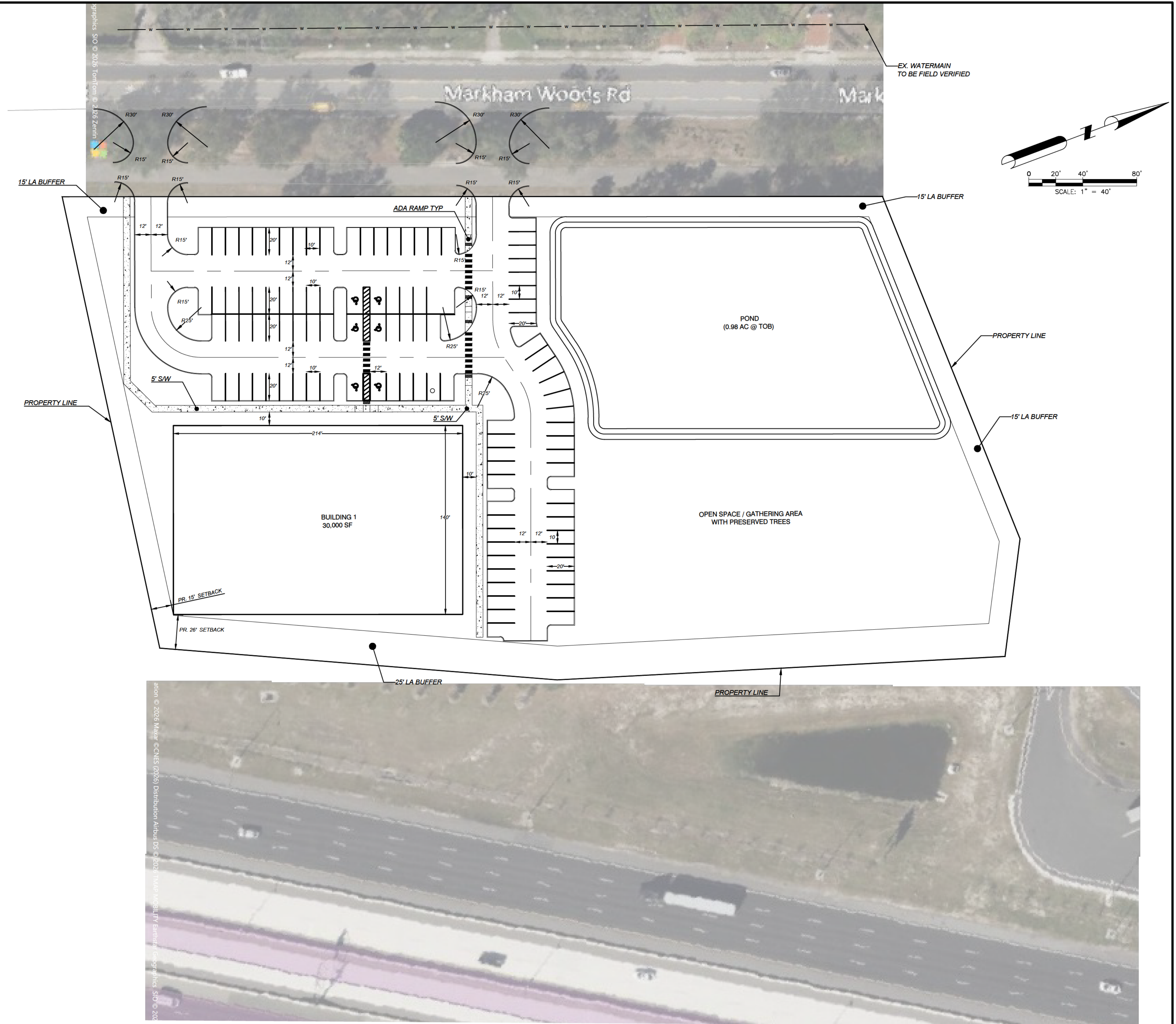
Dave Schmitt, P.E.
Dave Schmitt Engineering, Inc.

Cc: Chris Pixley-Engel & Volkers
Ryan Loyd-Promise Church
File


SITE DATA:

PARCEL ID: 35-20-29-3000-1100-000
GROSS PROPERTY AREA: 5.06 AC.
EX. ZONING: A-1 (AGRICULTURE)
FUTURE LAND USE: SE (SUBURBAN ESTATES)
BUILDING SQUARE FOOTAGE: 30,000 SF
PROPOSED USE: CHURCH, 500 SEATS
 CHILD CARE FACILITY - PRESCHOOL (6 EMPLOYEES)
MAX. BUILDING HEIGHT: 50 FT
POND: 0.98 AC (19.41%)
IMPERVIOUS AREA: 2.79 AC (55.25%)
PARKING SPACES
REQUIRED PER TABLE 11.3-A
ASSEMBLY SPACES: 1 PARKING SPACES PER 4 SEATS
 1 x 500 / 4 = 125 PARKING SPACES
PRESCHOOL: 1 PARKING SPACES PER EMPLOYEE
 1 x 6 = 6 PARKING SPACES
TOTAL REQUIRED: 131 PARKING SPACES

PROPOSED
STANDARD PARKING SPACES 125
ADA PARKING SPACES 6
TOTAL 131 PARKING SPACES
LANDSCAPE BUFFER
 25' LANDSCAPE BUFFER ALONG I-4'
 15' LANDSCAPE BUFFER (TYP)
PHASING
 THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE
STORMWATER
 THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET ST. JOHNS RIVER WATER
 MANAGEMENT DISTRICT REQUIREMENTS



F:\EV1\CAD\Conceptual\SITE PLAN.dwg, 5/1/2026 2:25:46 PM


DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL RD, SUITE 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

		REVISIONS			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

SITE PLAN
MARKHAM WOODS RD CHURCH
SEMINOLE COUNTY

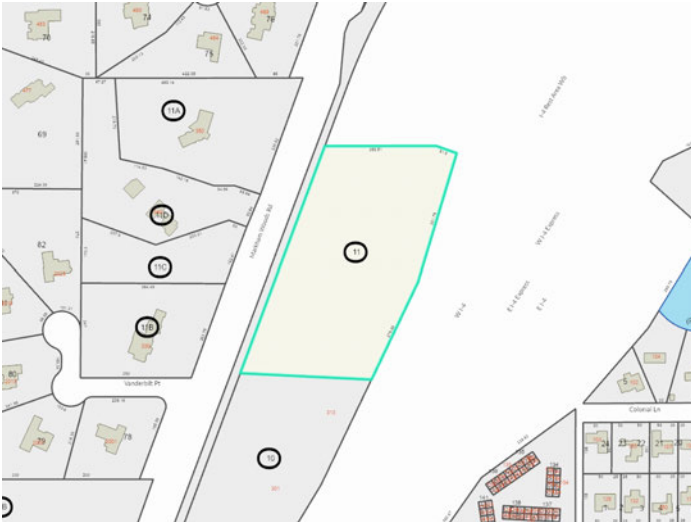
DATE: APRIL 2026
 PROJECT NO.: EV-1
 DRAWN BY: JT
 CHECKED BY: DMS
 SCALE: 1" = 40'
 SHEET: 1 OF 1

2026 Property Record Card



Parcel: **35-20-29-300-0110-0000**
 Property Address:
 Owners: **I J H ENTERPRISES INC**
 2026 Market Value \$430,100 Assessed Value \$430,100 Taxable Value \$430,100
 2025 Tax Bill \$5,537.26
 Vacant Residential property has a lot size of 5.06 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	35-20-29-300-0110-0000
Property Address	
Mailing Address	1400 KATELYN CT IRVING, TX 75060-5780
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$430,100	\$404,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$430,100	\$404,800
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	\$430,100	\$404,800

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,537.26
Tax Bill Amount	\$5,537.26
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
I J H ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 20S RGE 29E
 THAT PART OF N 708 FT OF S
 1125 FT OF SE 1/4 OF SW
 1/4 E OF RY (LESS ST RD
 400)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$430,100	\$0	\$430,100
SCHOOLS	\$430,100	\$0	\$430,100
FIRE	\$430,100	\$0	\$430,100
ROAD	\$430,100	\$0	\$430,100
WATER MANAGEMENT DISTRICT	\$430,100	\$0	\$430,100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2017	\$1,627,400	08885/0332	Vacant	No
WARRANTY DEED	6/1/2005	\$1,700,000	05759/0500	Vacant	No
WARRANTY DEED	1/1/1986	\$650,000	01702/0151	Improved	No

Land

Units	Rate	Assessed	Market
5.06 Acres	\$85,000/Acre	\$430,100	\$430,100

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

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

Zoning

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

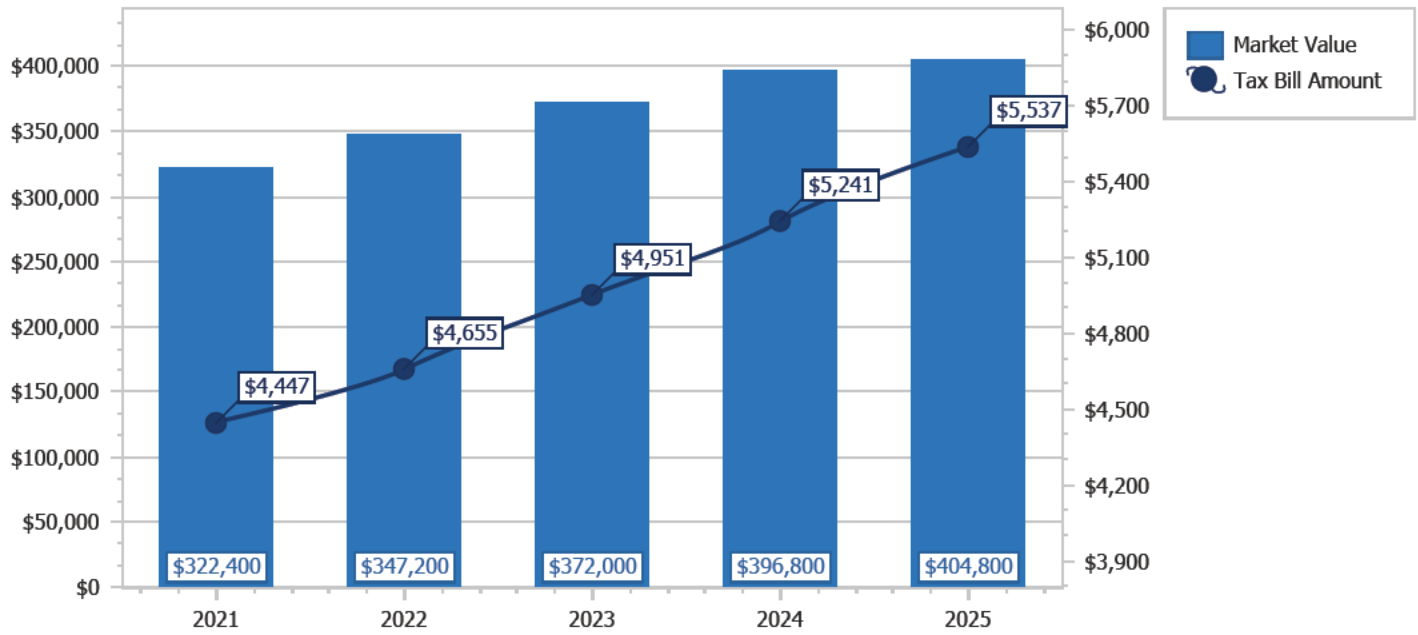
School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 12 Zone: 126
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 6/5/2026 10:18:14 AM
Project: 26-80000063
Credit Card Number: 55*****8024
Authorization Number: 04772Q
Transaction Number: 050626C1C-4A0B6299-5EBD-41CB-BF6D-F70BDC6BFFB2
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	MARKHAM WOODS RD CHURCH - PRE-APPLICATION	PROJ #: 26-80000063
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/04/26	
RELATED NAMES:	EP DAVE SCHMITT	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	35-20-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CHURCH ON 5.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
NO OF ACRES	5.06	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MARKHAM WOODS RD, NORTH OF SR 434	
LOCATION PART 2		
LOCATION PART 3		
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
DAVE SCHMITT DAVE SCHMITT ENGINEERING 12301 LAKE UNDERHILL RD ORLANDO FL 32828 (407) 207-9088	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use with A-1(Agriculture) zoning.
- The steps for the applicant is to apply for a Special Exception for an Church and Preschool.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity.</p> <p>The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI:</p> <p>Sec. 30.14.6 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables. See the link to SCLDC Sec. 30.14.7 below:</p> <p>Sec. 30.14.7 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p>Sec. 30.14.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</p> <p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link:</p> <p>Sec. 30.14.3 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p>	Info Only

2.	Buffers and CPTED	<p>A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6.</p> <p>Upon submittal of plans, please provide:</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet <p>in order to calculate required buffers</p>	Info Only
3.	Buffers and CPTED	<p>For the purposes of calculating buffer requirements, I-4 is considered an Arterial Road and Markham Woods Road is considered a Collector.</p>	Info Only
4.	Buffers and CPTED	<p>Based on a preliminary analysis, the provided data indicates this may be a Land Use Intensity of VIII. There will likely be structure enhancements required adjacent to the roadways (i.e. hedge and/or masonry wall). This will be calculated further at time of site plan. The widths depicted appear to be sufficient. Please advise, this is subject to change.</p>	Info Only
5.	Buffers and CPTED	<p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces.</p> <p>Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.</p> <p>There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.</p>	Info Only
6.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIR_PLSURE</p>	Info Only

7.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
8.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRA_LLAAR	Info Only
9.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
10.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
11.	Buffers and CPTED	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
12.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

13.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site Plan. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Buffers and CPTED	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
15.	Buffers and CPTED	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
16.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
17.	Buffers and CPTED	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
18.	Buffers and CPTED	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

19.	Buffers and CPTED	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
20.	Buffers and CPTED	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
21.	Buffers and CPTED	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
22.	Building Division	Standard building permitting will apply.	Info Only
23.	Building Division	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
24.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
25.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	Comprehensive Planning	The subject property has a Suburban Estates Future Land Use Designation, house of worship is an allowable use in this FLU. Per Policy FLU 3.5.4 Suburban Estates: Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; Based on this, the proposed use appears consistent with the SE FLU and will need to also be compatible with the underlying zoning.	Info Only
27.	Comprehensive Planning	Site is located in the Wekiva Study Area and the Aquifer Recharge Overlay. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses	Info Only

		and 60% for residential uses of the total land area...	
28.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
29.	Natural Resources	At site plan approval a threatened and endangered species report will be required.	Info Only
30.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
31.	Natural Resources	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
32.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use.</p> <p>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.</p> <p>Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p> <p>Info Only</p>	Info Only
33.	Planning and Development	<p>Special Exception Application Process:</p> <p>Step 1 – Special Exception:</p> <p>The request goes to the Planning and Zoning</p>	Info Only

		<p>Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p>Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	
34.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u></p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
35.	Planning and Development	<p>Per Sec.30.11.3 Office-street parking requirements for each use:</p> <p>Daycare, Preschool, and Kindergarten: 1 space /employee</p> <p>Assembly Spaces: 1 space/ 4 seats</p>	Info Only
36.	Planning and Development	<p>This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage.</p> <p>A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage.</p> <p>Please see the following link for more info:</p>	Info Only

		https://library.municode.com/fl/seminole_county/code_s/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAAR	
37.	Planning and Development	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process:</p> <p>Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements</p> <p>Special exceptions. (a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action.</p> <p>After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <ol style="list-style-type: none"> 1. Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area 2. Does not have an unduly adverse effect on existing traffic patterns, movements and volumes 3. Is consistent with the County's comprehensive plan 4. Will not adversely affect the public interest 5. Meets any special exception criteria described in Additional Use Standards 6. Meets the following additional requirements if located in the applicable zone: <p>If located in A-10, A-5, A-3, or A-1: If located in A-10, A-5, A-3, or A-1:i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related</p>	Info Only

		services.	
38.	Planning and Development	A church use for 500 seats is considered a Civic Assembly–Community use and would require a Special Exception. A preschool, which is considered a VPK use, that requires a Special Exception in the A-1 zoning district.	Info Only
39.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 Front Yard, 30 Rear yard, 10 Side Yard, 50 Side Street.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal	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
42.	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
43.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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 	Info Only

		<p>accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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.</p>	
44.	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
45.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
46.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
47.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
48.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
49.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
50.	Public Works - Engineering	The minimum inbound turn radius is 50'.	Info Only

51.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. A minimum separation of 330' is required on a Collector or Arterial roadways.	Info Only
52.	Public Works - Engineering	Proposed sidewalks should be extended to Seminole Wekiva Trail.	Info Only
53.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
54.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
55.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
56.	Public Works - Engineering	Trail crossing would have to meet Public Works Engineering Manual standards. Only one trail crossing would be permitted by the County.	Info Only
57.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 30,000 sf Church with new external trip generation total of 14 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development		Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Kaitlyn Apgar 407-665-7377 kapgar@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0506

Title:

WRIGHTS RD - PRE-APPLICATION

Project Number: 26-80000059

Project Description: Proposed Rezone and Site Plan for a private membership-based recreational training facility on 5.01 acres in the A-1 zoning district located on the east side of Wrights Rd, north of W SR 426

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

Parcel ID: 31-21-31-300-0020-0000

BCC District: 1-Dallari

Applicant: Marcin Lewandowski (973) 980-2349

Consultant: Alex Garrao (407) 637-6264



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

PROJ. #: 26-80000059
 PM: ANNIE
 REC'D: 05/26/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Wrights Rd
 PARCEL ID #(S): #31-21-31-300-0020-0000
 TOTAL ACREAGE: 5.01 BCC DISTRICT: 1: DALLARI
 ZONING: A-1 FUTURE LAND USE: OFF

APPLICANT

NAME: Marcin Lewandowski COMPANY: Fiduciary Trust Services LLC
NXT Level Training LLC
 ADDRESS: 2625 Wrights Rd
 CITY: Orlando STATE: FL ZIP: 32765
 PHONE: (973) 980-2349 EMAIL: [REDACTED]

CONSULTANT

NAME: Alex Garrao COMPANY: Boom Yards Outdoor
 ADDRESS: 4500 Metric Drive
 CITY: Winter Park STATE: FL ZIP: 32792
 PHONE: 407 6376 264 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Private recreational amenity that complements the existing residential character of the property.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION *No Attachments*

STAFF USE ONLY

COMMENTS DUE: 06/05 COM DOC DUE: 06/11 DRC MEETING: 06/24/2026
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: A-1 FLU: OFF LOCATION: on the east side of Wrights Rd, north of W SR 426
 W/S: SEMINOLE COUNTY UTILITIES BCC: 1: DALLARI

Detailed Narrative

Proposed Private Recreational Membership Facility

2625 Wright Road, Oviedo, Florida

The proposed project consists of a private membership-based outdoor recreational training focused on futsal training, youth athletics, fitness, and community-oriented recreational programming.

The field is intended to provide structured athletic opportunities for members through organized training session clinics in a controlled private setting.

We will serve members and registered participants and we are not intended to operate as a large-scale commercial entertainment venue.

The conceptual development will include:

- An Outdoor futsal court and multipurpose athletic grass field
- Open recreational training areas
- Plenty of Designated Parking area for members and participants within our 5 acre lot
- Controlled site access and perimeter fencing
- Landscaping and buffering where appropriate if needed
- Low-impact field lighting, if approved

Typical operations are anticipated to occur primarily during the day between the hours of 9am and 8pm and some Sundays 9am to 3pm.

Employees are 3 coaches and 1 assistant. We plan to have a rental contract with a portable bathroom company in order to have something for the members to use the restroom.

The most members we will have at any given time is 30 with an average of 20 members.

The use is expected to generate minor traffic patterns associated with scheduled recreational activities and organized participant arrival times.

There will be no tournaments being hosted.

The proposed development is intended to maintain compatibility with surrounding properties by utilizing appropriate setbacks, buffering, site organization, parking management, and operational controls. The project seeks to provide a safe, organized, and professionally managed recreational environment that promotes healthy activity and positive youth engagement within the community.

At this time, the submission is conceptual in nature and intended for pre-application review and feedback from Seminole County regarding zoning compatibility, development requirements, permitted uses, and any additional approvals that may be necessary for the proposed recreational facility.

The applicant respectfully requests guidance regarding the feasibility of the proposed private recreational membership facility and the appropriate development review process moving forward.

FLORIDA RAILS TO TRAIL - BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA
(PARCEL 2, O.R.B 3177, PAGE 632)
(FORMERLY CSX RAILROAD)

LOMA VISTA
PLAT BOOK 58, PAGE 25
N 73°36'27" E
261.60

25.5

N 01°19'27" W
596.71

WRIGHTS ROAD
DIRT PUBLIC R/W VARIES

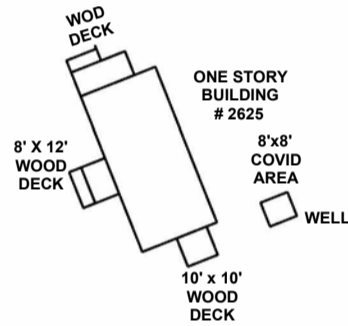
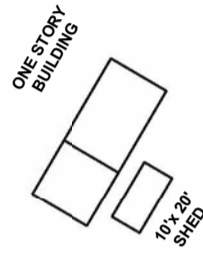
OVERHEAD WIRES

25.0

PARCEL
31-21-31-300-0020-0000

S 88°47'28" W
339.40

MORNING DEW LOOP



S 00°52'06" E
663.71

PARCEL 31-21-31-513-0000-0030
LOMA VISTA
PLAT BOOK 59, PAGE 27

1

Landscape Design 1

1" = 60'-0"

The above is an illustrative drawing of the exterior design; some of the elements are not included in the estimate and are only complementary to the design. Boomyards will only construct the elements mentioned in the final estimate.



ALL LEGAL RIGHTS, INCLUDING, WITHOUT LIMITATION, COPYRIGHT AND PATENT DESIGN RIGHTS IN THE DESIGNS, PLANS, AND RELATED DOCUMENTS APPEARING AND/OR ASSOCIATED WITH THIS SHEET, ARE THE PROPERTY OF VR DESIGN PROS. AND WERE DEVELOPED FOR THE EXCLUSIVE USE OF THIS PROJECT. THEY MAY NOT BE USED OR REUSED IN WHOLE OR IN PART, EXCEPT IN CONNECTION WITH THIS PROJECT AND/OR WITHOUT THE PRIOR WRITTEN CONSENT OF VR DESIGN PROS.

FOR ADDITIONAL AND/OR COMPLEMENTARY INFORMATION ABOUT STRUCTURES, HVAC, POWER/VOICE/DATA, LIGHTING, KITCHENS, AND OTHER DISCIPLINES COMPLEMENTARY TO THE PROJECT, PLEASE REFER TO THE CONSTRUCTION DOCUMENTS DELIVERED BY THE CONTRACTORS. THE CONTENT OF THIS SHEET IS INTENDED TO SHOW DESIGN INTENT ONLY.

Contractor:



Customer:

01L. Alex Manfria

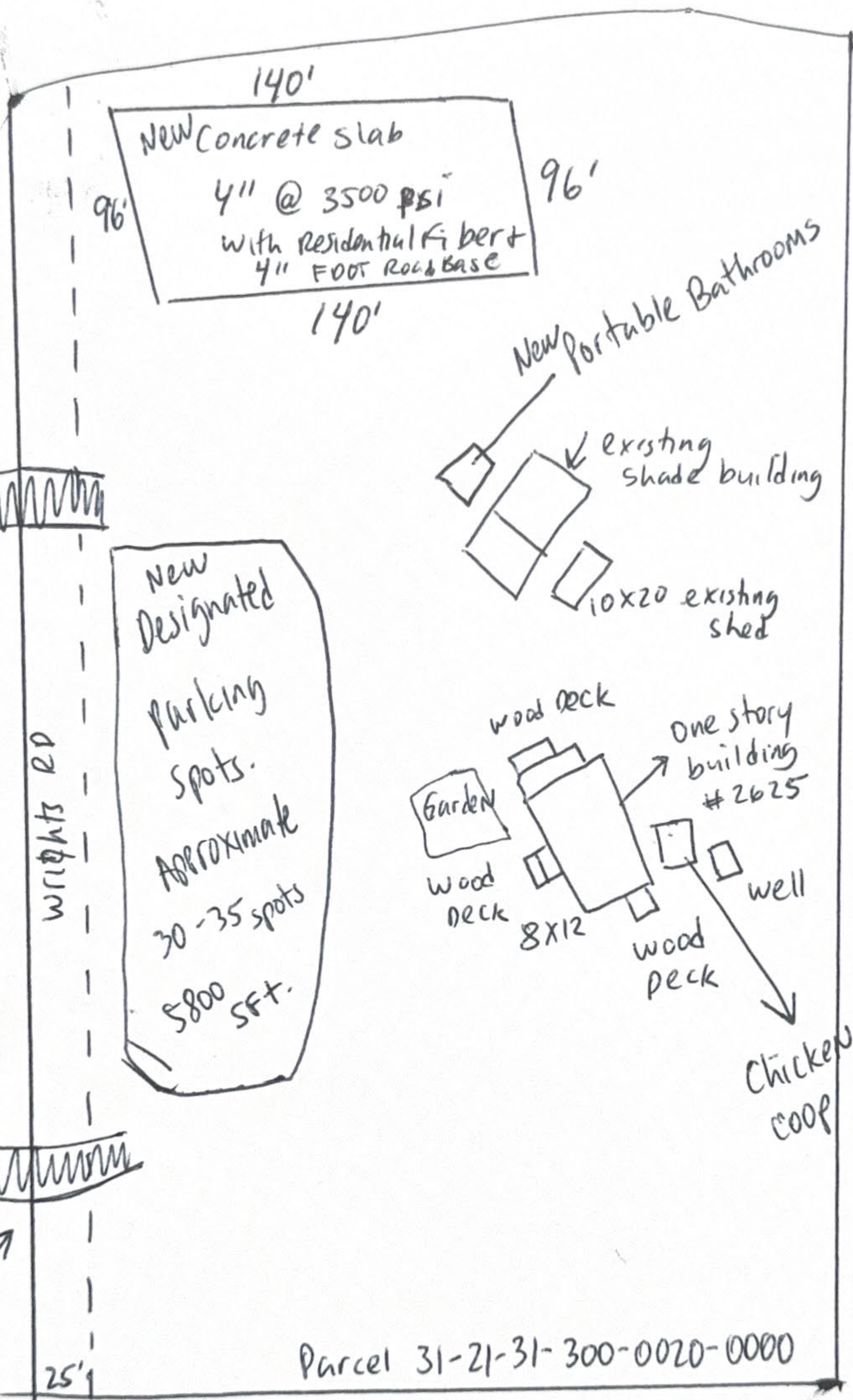
Address:

-

North:

Scale:

1" = 60'-0"



current entrance/exits to the property

2026 Property Record CardA



Parcel: **31-21-31-300-0020-0000**
 Property Address: **2625 WRIGHTS RD OVIEDO, FL 32765**
 Owners: **FLORIDA LAND TRUST; FIDUCIARY TRUST SERVICES LLC TR**
 2026 Market Value \$546,612 Assessed Value \$546,612 Taxable Value \$546,612
 2025 Tax Bill \$7,446.87

The 2 Bed/2 Bath Single Family property is 1,248 SF and a lot size of 5.01 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	31-21-31-300-0020-0000
Property Address	2625 WRIGHTS RD OVIEDO, FL 32765
Mailing Address	425 W COLONIAL DR # 102 ORLANDO, FL 32804-6863
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$149,762	\$150,515
Depreciated Other Features	\$20,800	\$17,837
Land Value (Market)	\$376,050	\$376,050
Land Value Agriculture	\$0	\$0
Just/Market Value	\$546,612	\$544,402
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	\$546,612	\$544,402

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,446.87
Tax Bill Amount	\$7,446.87
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 FLORIDA LAND TRUST
 FIDUCIARY TRUST SERVICES LLC TR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

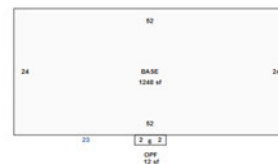
SEC 31 TWP 21S RGE 31E
S 1/2 OF W 1/4 OF NW 1/4 OF
NE 1/4 (LESS SAL RR)

COUNTY GENERAL FUND	\$546,612	\$0	\$546,612
FIRE	\$546,612	\$0	\$546,612
WATER MANAGEMENT DISTRICT	\$546,612	\$0	\$546,612

WARRANTY DEED	7/15/2024	\$650,000	10664/0546	Improved	Yes
WARRANTY DEED	9/1/1979	\$9,000	01247/1357	Vacant	Yes

5.01 Acres	\$75,000/Acre	\$376,050	\$376,050
------------	---------------	-----------	-----------

1
1984/2024
2.0
1248
SIDING GRADE 3
\$149,762



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
-------------	-------------------------

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
07995	REROOF	\$8,800		5/4/2018

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1984	1	\$6,000	\$3,600
PATIO 2	1984	1	\$3,500	\$2,100
ACCESSORY BLDG 1	1984	1	\$2,500	\$1,500
CARPORT 3	2017	1	\$17,000	\$13,600

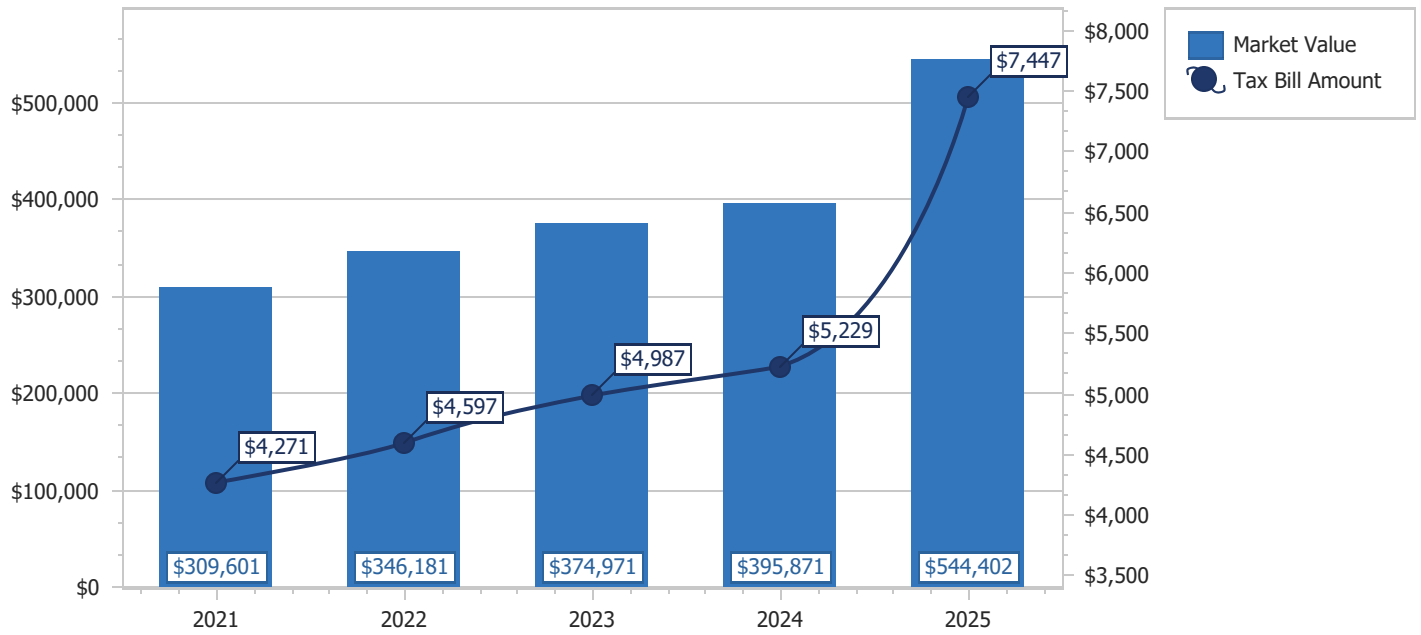
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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

PROJECT NAME:	WRIGHTS RD - PRE-APPLICATION	PROJ #: 26-80000059
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/26/26	
RELATED NAMES:	EP ALEX GARRAO	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-21-31-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR A PRIVATE MEMBERSHIP-BASED RECREATIONAL TRAINING FACILITY ON 5.01 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF WRIGHTS RD, NORTH OF W SR 426	
NO OF ACRES	5.01	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF WRIGHTS RD, NORTH OF W SR 426	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MARCIN LEWANDOWSKI FIDUCIARY TRUST SERVICES LLC 2625 WRIGHTS RD OVIDO FL 32765 (973) 980-2349	ALEX GARRAO BOOMYARDS OUTDOOR 4500 MATRIC DR WINTER PARK FL 32792 (407) 637-6264	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

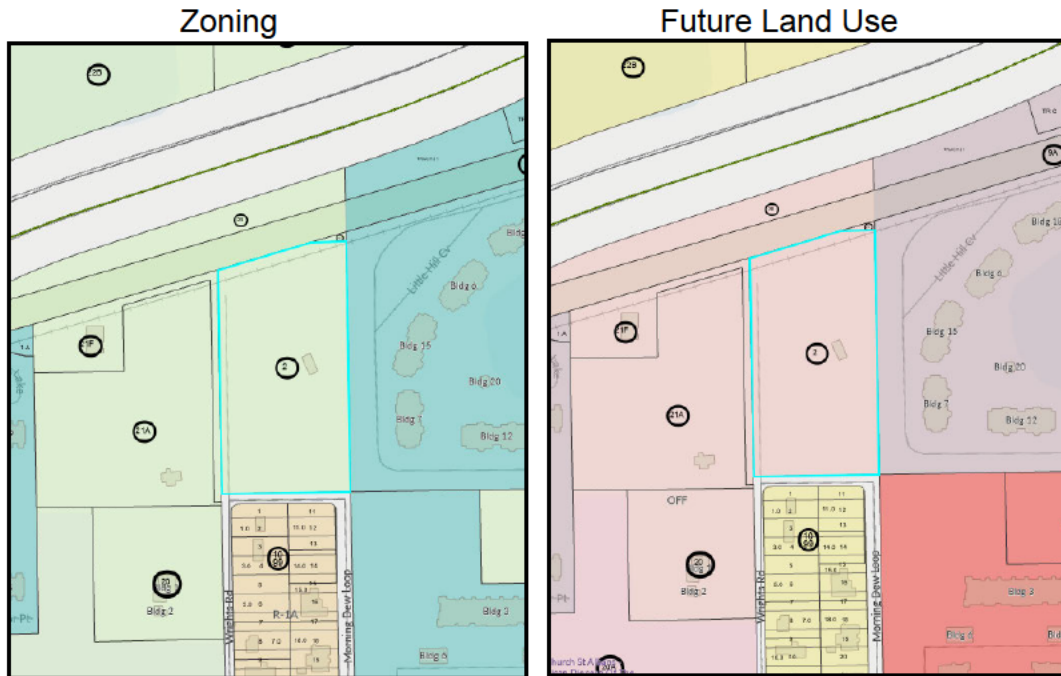
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Office and A-1 (Agriculture) zoning.
- The A-1 zoning district allows a private recreational use; however, this use is intended to serve within a subdivision. The property's future land use designation is Office, and a rezoning to OP (Office) would be a preferred zoning classification. The OP district does not permit private recreational use.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
3.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
4.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
5.	Comprehensive Planning David German	Site has a Future Land Use of OFF (Office). Per Policy FLU 5.3.1 Office: The maximum intensity permitted in this designation is 0.35 floor area ratio. The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site. Uses - Conversion of existing residential structures to low intensity professional office uses; - General office development; - Nursery schools, libraries, laboratories, and day care centers; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. Based on this, the proposed use of a private recreational area does not appear consistent with the OFF FLU.	Info Only
6.	Environmental Services Maliha Rahman	The proposed development is within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. 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	The proposed development is within Seminole County's	Info Only

	Services Maliha Rahman	sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
8.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
9.	Natural Resources Jim Potter	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
10.	Natural Resources Jim Potter	At final engineering a threatened and endangered species survey will be required. While there does not appear to be wetlands on the site a wetlands evaluation will be required at final engineering as well.	Info Only
11.	Natural Resources Jim Potter	The site is heavily wooded. An arbor permit will be required as part of the project. Any trees that cannot be saved that are on the required list will have to be replaced or paid into the arbor fund as part of the project.	Info Only
12.	Planning and Development Annie Sillaway	A private recreational use is permitted in A-1, but only when approved as part of a subdivision.	Info Only
13.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
14.	Public Safety - Fire Marshal Matthew Maywald	For any new structures - 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
15.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
16.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only

	Andrew Broxton		
17.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
18.	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
19.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
20.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
21.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
22.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
23.	Public Works - Engineering Andrew Broxton	This parcel lacks access to a public right of way. A private access easement would be insufficient access for proposed development. A private right of way may be utilized if sized and built to county standard.	Info Only
24.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez07@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0510

Title:

CSC PROPERTIES - SMALL SCALE FUTURE LAND USE AMENDMENT

Project Number: 26-10000001

Project Description: Proposed SSFLUA from MXD to COM for an automotive repair shop on the southwest corner of S US Hwy 17-92 and Prairie Lake Dr

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 18-21-30-515-0D00-0010

BCC District: 4-Lockhart

Applicant: John Baldwin (407) 257-9235

Consultant: Jim Hall (407) 257-9235

PROJECT

PROJECT NAME: #26-1000001	
PARCEL ID #(S): 18-21-30-515-0000-0010	
LOCATION: 7100 S. Hwy. 17-92	
EXISTING USE(S): Office	PROPOSED USE(S): Automotive -
TOTAL ACREAGE: .34	BCC DISTRICT: District 4
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: C-2	PROPOSED ZONING:
CURRENT FUTURE LAND USE: Automotive	PROPOSED FUTURE LAND USE: Automotive

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: John A. Baldwin	COMPANY: Attorney
ADDRESS: 2601 Wells Ave., Suite 161	
CITY: Fern Park	STATE: Florida ZIP: 32730
PHONE: (407) 325-5113	EMAIL: [REDACTED]

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: None	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): John A. Baldwin	
ADDRESS: 2601 Wells Ave., Suite 161	
CITY: Fern Park	STATE: Florida ZIP: 32730
PHONE: (407) 325-5113	EMAIL: [REDACTED]

Proceeding before Seminole county relating to 7100 S. Hwy 17-92, Fern Park, Florida 32730

From:

To:

Cc:

Date: Tuesday, June 9, 2026 at 03:11 PM EDT

Mr. Hall,

This is in response to our phone conversation of June 9, 2026. During that phone conversation I verbally advised you that I was terminating you as my Agent for the Rezone/Future Land Use Amendment and Special Exception that has been filed with Seminole county relating to the property I own located at 7100 S. Hwy. 17-92, Fern Park, Florida 32730. This email is to reiterate the termination in writing. You are terminated. You are no longer to take any steps to represent me with regard to my property. This is effective with this letter and my prior phone call with you of this date.

Do not take any further steps regarding these applications to Seminole county.

John A. Baldwin, Owner



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

PROJ. #: 26-10000001

RECEIVED 04/15/2026
PAID 04/20/2026

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

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

PROJECT

PROJECT NAME:	CSC Properties Fern Creek		
PARCEL ID #(S):	18-21-30-515-0D00-0010		
LOCATION:	7100 S US Fern Park, FL 32730		
EXISTING USE(S):	office building	PROPOSED USE(S):	auto maintenance
TOTAL ACREAGE:	0.34	BCC DISTRICT:	District 4
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	C-2	PROPOSED ZONING:	C-2
CURRENT FUTURE LAND USE:	Mixed Use	PROPOSED FUTURE LAND USE:	Commercial

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Jim Hall	COMPANY:	HDSi
ADDRESS:	1302 Osprey Avenue		
CITY:	Orlando	STATE:	Florida
		ZIP:	32803
PHONE:	407.257.9235	EMAIL:	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	same as applicant above	COMPANY:	
ADDRESS:			
CITY:		STATE:	
		ZIP:	
PHONE:		EMAIL:	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	BALDWIN, JOHN A		
ADDRESS:	2601 Wells Avenue Fern Park, Florida 32730		
CITY:	Fern Park	STATE:	Florida
		ZIP:	32730
PHONE:	see applicant	EMAIL:	see applicant

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

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


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

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

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

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

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



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

3.23.26

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER
John A. Baldwin	2601 Wells Avenue Fern Pasrk Florida 32730	see applicant

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

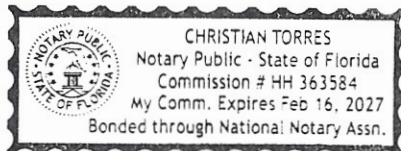
3.24.26
Date

Jim Hall
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 15 day of April, 2026, by Jim Hall, who is personally known to me, or has produced FL Driver's License as identification.

Christian Torres
Signature of Notary Public



CHRISTIAN TORRES
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, John A. Baldwin, the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-515-0D00-0010 hereby designates Jim Hall 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 type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input 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.

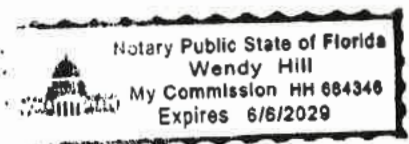
Date April 14, 2026


Property Owner's Signature

John A. Baldwin
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 John A. Baldwin (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced F1 DL# B435-461-43-462-0 as identification, and who executed the foregoing instrument and sworn an oath on this 14th day of April, 2026.




Notary Public

Property Record Card



Parcel: **18-21-30-515-0D00-0010**
 Property Address: **7100 S US HWY 17-92 FERN PARK, FL 32730**
 Owners: **BALDWIN, JOHN A**
 2026 Market Value \$498,785 Assessed Value \$390,320 Taxable Value \$390,320
 2025 Tax Bill \$5,281.36 Tax Savings with Non-Hx Cap \$686.66
 Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

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

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$214,466	\$173,355
Depreciated Other Features	\$43,039	\$21,656
Land Value (Market)	\$241,280	\$241,280
Land Value Agriculture	\$0	\$0
Just/Market Value	\$498,785	\$436,291
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,465	\$81,455
P&G Adjustment	\$0	\$0
Assessed Value	\$390,320	\$354,836

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 BALDWIN, JOHN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,320	\$0	\$390,320
Schools	\$498,785	\$0	\$498,785
FIRE	\$390,320	\$0	\$390,320
ROAD DISTRICT	\$390,320	\$0	\$390,320
SJWM(Saint Johns Water Management)	\$390,320	\$0	\$390,320

Sales

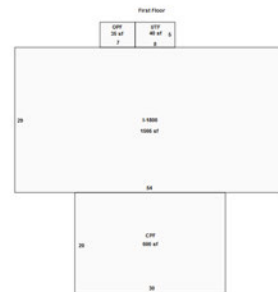
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	\$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	\$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	\$83,500	01067/0066	Improved	No

Land

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

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3132
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$536,166
Assessed	\$214,466



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
CARPORIT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits

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

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	\$59,731	\$35,839
CONC UTILITY BLDG	1993	240	\$12,000	\$7,200

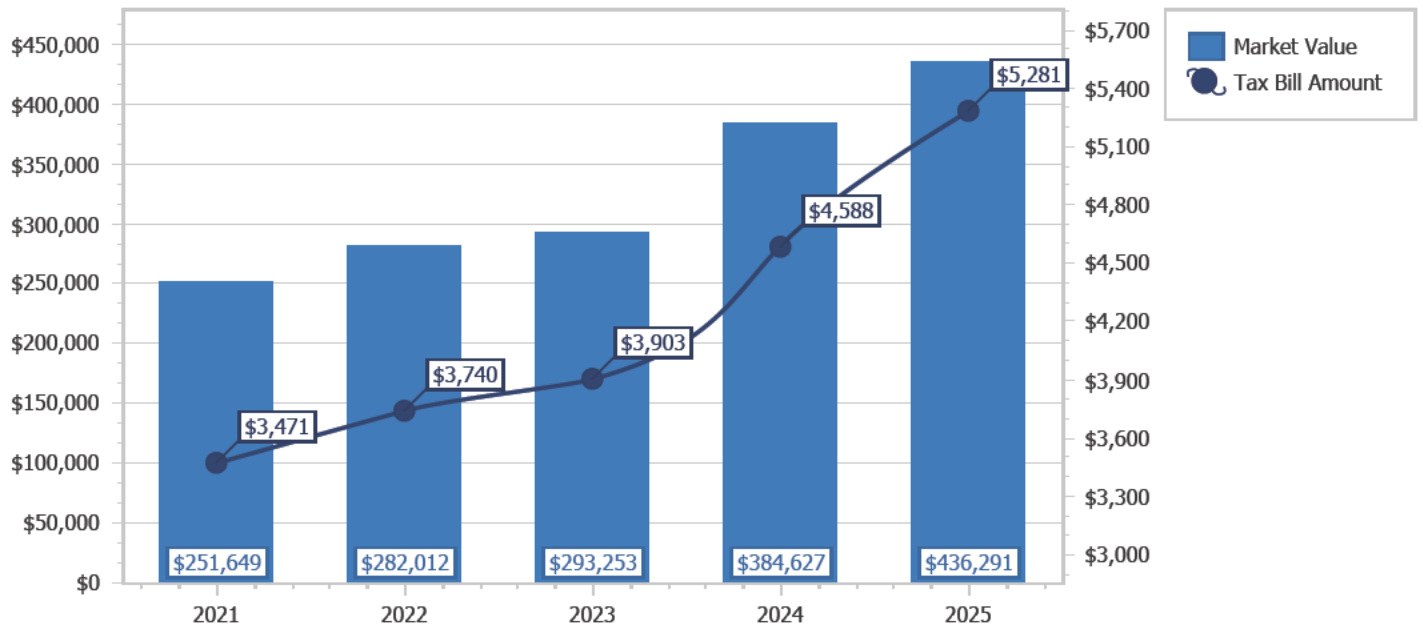
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/20/2026 11:29:46 AM
Project: 26-10000001
Credit Card Number: 55*****1143
Authorization Number: 02071Q
Transaction Number: 200426O2D-44E35D20-D766-46B0-92A0-EA075095A52F
Total Fees Paid: 3558.50

Fees Paid

Description	Amount
LUA - SMALL SCALE 14	3500.00
CC CONVENIENCE FEE -- PZ	58.50
Total Amount	3558.50

Document date:

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	CSC PROPERTIES - SMALL SCALE FUTURE LAND USE AMENDMENT	PROJ #: 26-1000001
APPLICATION FOR:	PZ - LAND USE AMENDMENT (W/O REZONE)	
APPLICATION DATE:	4/20/26	
RELATED NAMES:	Z2026-09; 04.26SS.01	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	18-21-30-515-0D00-0010	
PROJECT DESCRIPTION	PROPOSED SSFLUA FROM MXD TO COM FOR AN AUTOMOTIVE REPAIR SHOP	
NO OF ACRES	0.34	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF S US HWY 17-92 AND PRAIRIE LAKE DR	
FUTURE LAND USE-	MXD	
APPLICANT:	CONSULTANT:	
JOHN BALDWIN 2601 WELLS AVE FERN PARK FL 32730 (407) 325-5113 [REDACTED]	N/A	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Public Safety - Fire Marshal Matthew Maywald	Comment Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
2.	Public Safety - Fire Marshal Matthew Maywald	Comment Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
3.	Public Safety - Fire Marshal Matthew Maywald	Comment 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
4.	Public Safety - Fire Marshal Matthew Maywald	Comment Any change or modification to the structure shall require appropriate building permits to include but not limited to a change of use	Info Only
5.	Public Safety - Fire Marshal Matthew Maywald	Comment Access to a door: Fire department access roads shall extend to within 50FT 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
6.	Building Division Daniel Losada	Comment - Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division Daniel Losada	Comment - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
8.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Daniel Losada	Comment - All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Public Works – Engineering Stephanie Morales	Comment Drainage will have to be addressed at final engineering	Info Only
11.	Public Works - Engineering Stephanie Morales	Comment Queueing will have to be addressed at final engineering.	Info Only
12.	Public Works - Impact Analysis Arturo Perez	Comment No Review Required.	Info Only

13.	Planning and Development Chad Harvey	Comment On "Attachment A" please correct the parcel ID number. The parcel ID number should be 18-21-30-515-0D00-0010. The form submitted shows "00D0".	Unresolved
14.	Planning and Development Chad Harvey	Comment Please change the setbacks on the survey. The side setback for the C-2 Zoning district is Zero (0') feet. Additionally, since this parcel does have a side street, the side street setback should be noted on the survey as well. The side street setback for the C-2 Zoning district is also Zero (0') feet.	Unresolved
15.	Planning and Development Chad Harvey	Comment Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
16.	Planning and Development Chad Harvey	Comment A community meeting is required. Please see the following requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf It is recommended to submit a draft of the community meeting notice to the project manager prior to sending in order to ensure compliance with requirements.	Unresolved
17.	Planning and Development Chad Harvey	Comment Public Notification Procedures for Future Land Use Amendments and Special Exceptions can be found here: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf	Info Only
18.	Planning and Development Chad Harvey	Comment The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban	Info Only

		Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.	
19.	Public Works – County Surveyor Raymond Phillips	Comment Additional research may be required to establish deeds, easements, and any other required documentation for this site prior to connecting to existing utilities in this area.	Info Only
20.	Comprehensive Planning Maya Athanas	Comment On page 3 of the capacity worksheet for the Attachment A, please insert the 0.1 gpd in the “Level of Service” (gpd) box so the template calculates the demand.	Unresolved
21.	Comprehensive Planning Maya Athanas	Comment On page 1 of the capacity worksheet for the Attachment A, please revise the total allowable FAR to be 35% (not 50%).	Unresolved
22.	Comprehensive Planning Maya Athanas	Comment On page 2 of the capacity worksheet for the Attachment A, please correct the calculation in line 3. See the “Notes/Units” portion of line 3 for the calculation. You will need to do this for page 3 as well once the correct FAR is stated and the test figure is correct.	Unresolved
23.	Environmental Services Maliha Rahman	Comment This development is within Seminole County's potable water service area and will be required to connect. It is currently serviced by an 8" PVC potable water main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required water demand for the proposed development.	Info Only
24.	Environmental Services Maliha Rahman	Comment This development is within Seminole County's sanitary sewer service area and will be required to connect. It is currently serviced by an 8" PVC gravity sewer main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required sewer demand for the proposed development.	Info Only
25.	Environmental Services Maliha Rahman	Comment 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. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the	Info Only

		purpose of tracking the release of sensitive utility GIS map information.	
26.	Environmental Services Maliha Rahman	<p>Comment</p> <p>This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link:</p> <p>https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml</p>	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Stephanie Morales	smorales02@seminolecountyfl.gov	407-665-5572	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Info Only
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Public Works – Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	Info Only

Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Info Only
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A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 19, 2026, in order to place you on the Wednesday, June 24, 2026 meeting agenda.

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

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/18/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Chad, Arturo, Maya, Daniel, Maliha, Raymond, Matthew and Stephanie
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

Altamonte Springs

(407) 571-8000

www.altamonte.org

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0512

Title:

HIGHER GROUND - PRE-APPLICATION

Project Number: 26-80000062

Project Description: Proposed Rezone for an automobile service with repair on 0.59 acres located on the north side of Ronald Reagan Blvd, east of US Hwy 17-92

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 22-20-30-300-033A-0000

BCC District: 2-Zembower

Applicant: Ken Haun (407) 821-2067

Consultant: N/A



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

PROJ. #: 26-8000062

Received & Paid: 6/1/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Higher Ground

PARCEL ID #(S): 22-20-30-300-033A-0000

TOTAL ACREAGE: 0.59

BCC DISTRICT: District 2

ZONING: C-2

FUTURE LAND USE: ~~Automotive Repair~~ MXD

APPLICANT

NAME: Ken Haun

COMPANY: Higher Ground Performance, LLC

ADDRESS: 199 W. Marvyn Ave

CITY: Longwood

STATE: Florida

ZIP: 32750

PHONE: 407-821-2067

EMAIL: [REDACTED]

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: Automotive Repair

STAFF USE ONLY

COMMENTS DUE: 6/12

COM DOC DUE: 6/18

DRC MEETING: 6/24

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

on the north side of Ronald Reagan Blvd,
east of US HWY 17-92

W/S: Seminole County

BCC: 2: Zembower

Project Narrative

To Whom It May Concern,

22-20-30-300-033A-0000

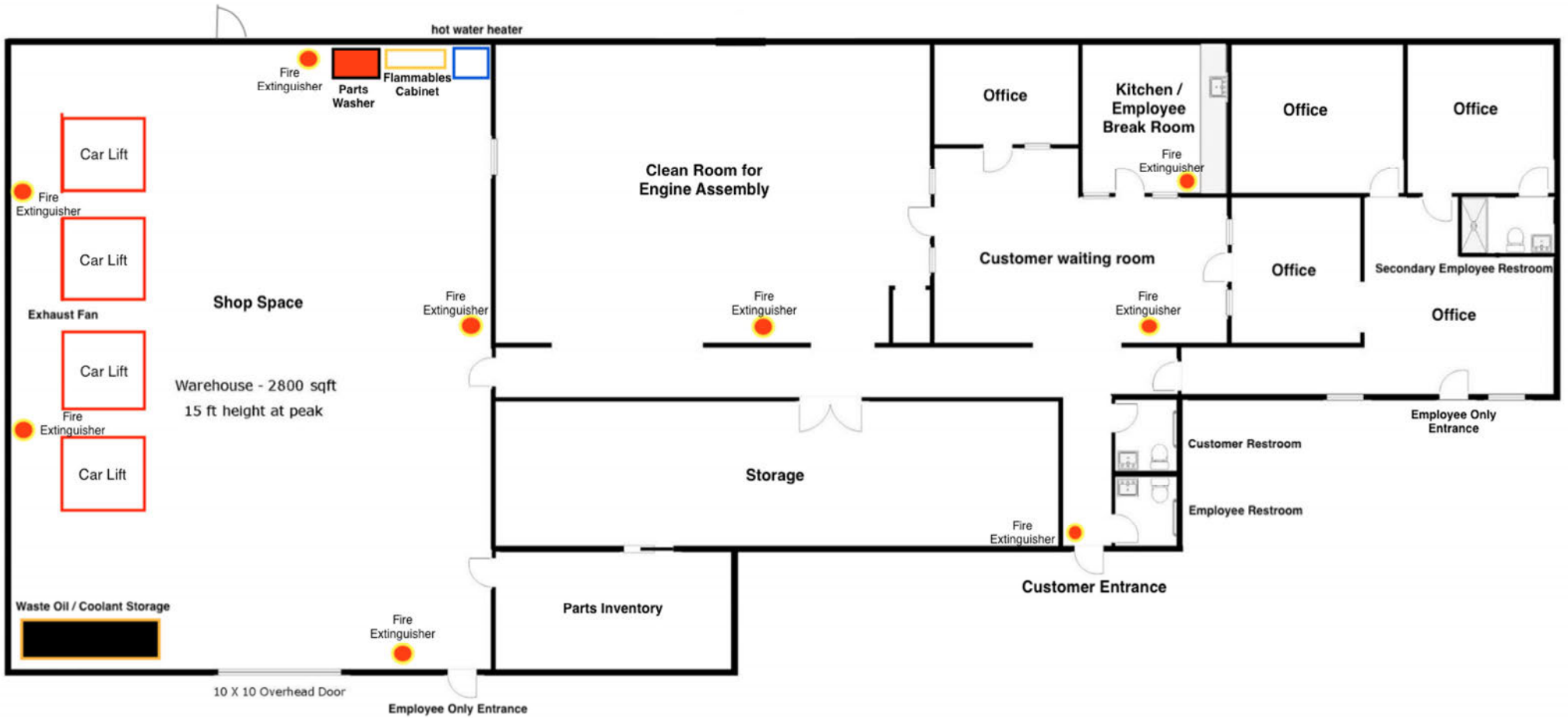
I, Ken Haun, request a rezone of the 0.59 Acre parcel # ~~22-30-30-300-033AA-0000~~. This property is currently vacant and on the market for lease or sale. The current zoning is C-2 which does not list automotive repair. My intention is to move my automotive repair business to this property under lease. I will not be changing the building from it's current form, except to install an exhaust fan, required for an automotive repair facility which will comply with Florida Building Code and OSHA air quality standards. Our environmental impact will be negligible, as we collect and recycle 100% of all waste oil, and other automotive fluids. We use Crystal Clean for all of our environmental waste. All waste fluid storage will comply with all FDEP guidelines as written under chapter 62-710 of the Florida Administrative code. All flammable/combustible materials will be stored in a clearly marked UL-listed cabinet, as required by the Florida Fire Prevention Code. In addition to safely storing our flammables, we have 12 Portable 2-A:10-B:C fire extinguishers which will be located strategically around the shop and office/waiting room/kitchen area/break room in accordance with the Florida Fire Prevention Code. Outside parking area will be kept clear of obstruction so that we do not impede with local traffic conditions. Our business here will be conducted in a professional manner with all city/county codes and regulations in consideration.

Our current facility (registration # MV104407) is in Seminole County and is compliant with all requirements for automotive repair. We are growing and we need a larger facility to support our continued growth.

Thank you for your consideration
Sincerely,
Ken Haun



Site Sketch Of Proposal

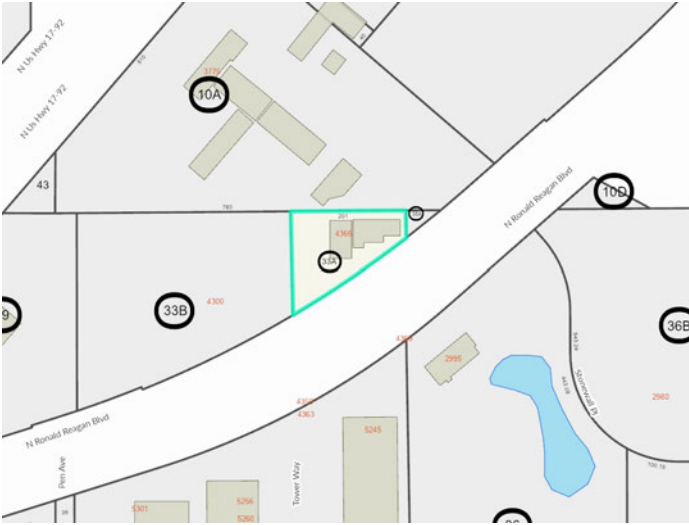


2026 Property Record Card



Parcel: 22-20-30-300-033A-0000
Property Address: 4366 N RONALD REAGAN BLVD SANFORD, FL 32773
Owners: ETON-HASTINGS INVESTMENTS LLC
 2026 Market Value \$587,131 Assessed Value \$582,484 Taxable Value \$582,484
 2025 Tax Bill \$7,243.45
 Warehouse-Distr & Storage property w/1st Building size of 3,482 SF and a lot size of 0.59 Acres

Parcel Location



Current Site Picture



222030300033A0000 02/13/2025

Parcel Information

Parcel	22-20-30-300-033A-0000
Property Address	4366 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing Address	PO BOX 950885 LAKE MARY, FL 32795-0885
Subdivision	
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$360,289	\$318,341
Depreciated Other Features	\$38,659	\$23,007
Land Value (Market)	\$188,183	\$188,183
Land Value Agriculture	\$0	\$0
Just/Market Value	\$587,131	\$529,531
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,647	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$582,484	\$529,531

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,243.45
Tax Bill Amount	\$7,243.45
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ETON-HASTINGS INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
E 201 FT OF W 1/2 OF NW 1/4 OF SE
1/4 N OF SR 427 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$582,484	\$0	\$582,484
SCHOOLS	\$587,131	\$0	\$587,131
FIRE	\$582,484	\$0	\$582,484
ROAD	\$582,484	\$0	\$582,484
WATER MANAGEMENT DISTRICT	\$582,484	\$0	\$582,484

Sales

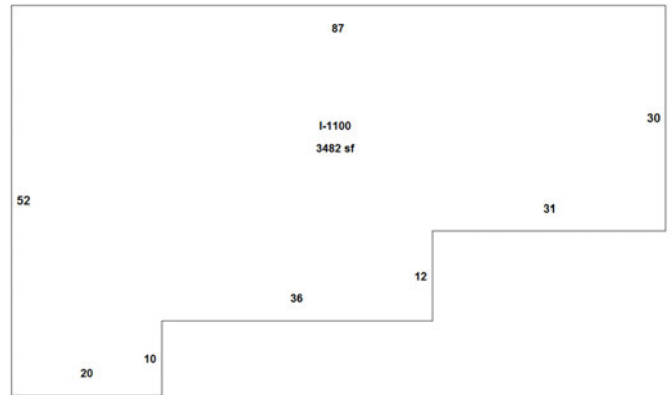
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/24/2022	\$100	10246/0035	Improved	No
SPECIAL WARRANTY DEED	4/1/2014	\$285,000	08252/0391	Improved	No
CERTIFICATE OF TITLE	1/1/2014	\$100	08201/0352	Improved	No
WARRANTY DEED	5/1/2008	\$500,000	06999/0447	Improved	Yes
CERTIFICATE OF TITLE	4/1/1997	\$100	03219/1868	Improved	No
QUIT CLAIM DEED	8/1/1991	\$100	02327/0430	Improved	No
WARRANTY DEED	9/1/1983	\$144,000	01490/1928	Improved	No

Land

Units	Rate	Assessed	Market
23,435 SF	\$8.03/SF	\$188,183	\$188,183

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3482
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$343,141
Assessed	\$176,718

* Year Built = Actual / Effective

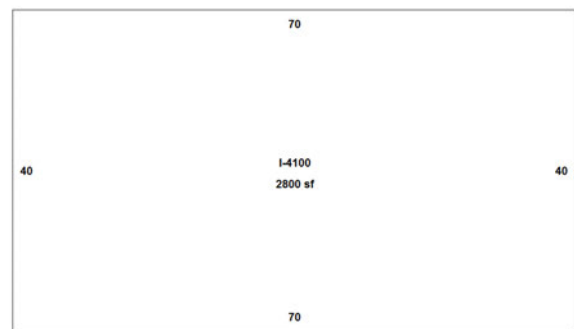


Sketch by Apex Sketch

Building 1

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2800
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$356,448
Assessed	\$183,571

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
06178	ELECTRICAL	\$10,430		6/24/2014
04561	MECHANICAL	\$21,784		5/14/2014
02500	FIRE DAMAGE REPAIR.	\$2,500		4/10/2013
04155	REROOF	\$6,700		4/21/2008
03222	MISC ELECT REPAIR CFM & I INC 4366 CR 427 N PERMIT ADDRESS	\$1,000		5/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1983	8535	\$53,344	\$32,006
6' CHAIN LINK FENCE - LIN FT	1983	165	\$2,556	\$1,534
ALUM PORCH NO FLOOR	1983	432	\$2,592	\$1,555
PATIO CONC	1983	1092	\$5,940	\$3,564

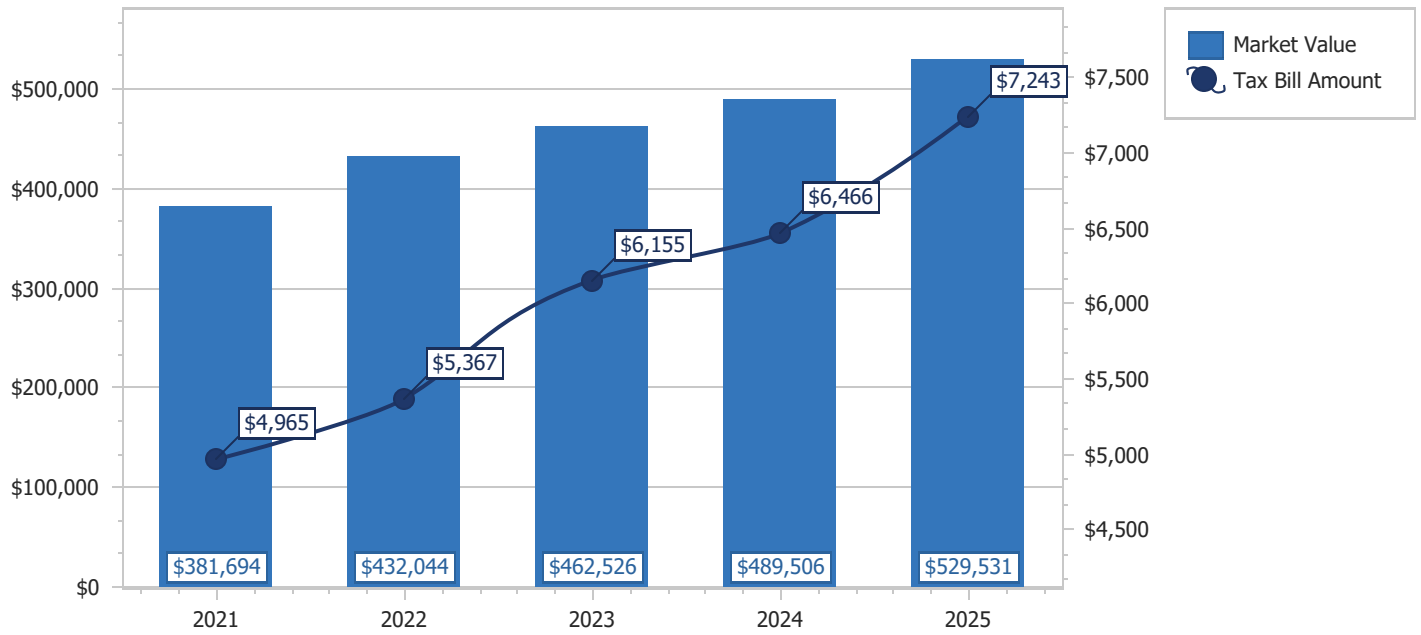
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

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 23

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/1/2026 1:15:35 PM
Project: 26-80000062
Credit Card Number: 49*****9392
Authorization Number: 672060
Transaction Number: 010626C2B-9F513F1B-2BFB-49A5-A62F-5FF04CF8E539
Total Fees Paid: 52.50

Fees Paid

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

Document date:

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

PROJECT NAME:	HIGHER GROUND - PRE-APPLICATION	PROJ #: 26-80000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/01/26	
RELATED NAMES:	EP KEN HAUN	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	22-20-30-300-033A-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FOR AN AUTOMOBILE SERVICE WITH REPAIR ON 0.59 ACRES LOCATED ON THE NORTH SIDE OF RONALD REAGAN BLVD, EAST OF US HWY 17-92	
NO OF ACRES	0.59	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF RONAALD REAGAN BLVD, EAST OF US HWY 17-92	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEN HAUN HIGHER GROUND PERFORMANCE LLC 199 W MARVIN AVE LONGWOOD FL 32750 (407) 821-2067	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

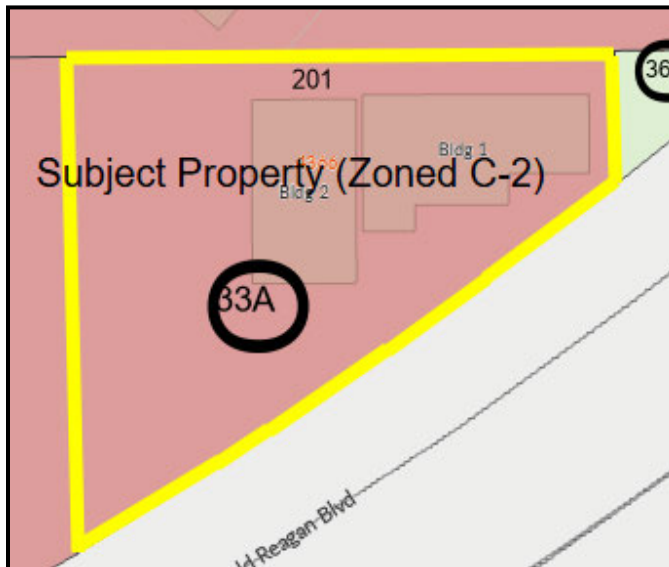
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

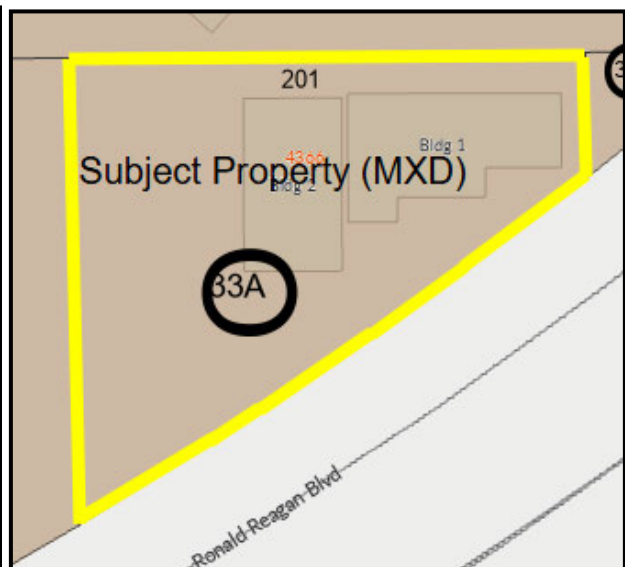
- The subject property has a Future Land Use designation of Mixed Use (MXD) and Zoning Classification of General Commercial (C-2).
- Automotive Service with Repair is not permitted in the existing Zoning Classification of C-2.
- Due to the existing Future Land Use designation of MXD, staff is recommending that the property be rezoned to Planned Development (PD).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Comment Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Chad Harvey	Comment 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 Chad Harvey	Comment Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Chad Harvey	Comment Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Chad Harvey	Comment Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.	Info Only
6.	Buffers and CPTED Chad Harvey	Comment Preliminary buffer concepts will be required to be shown at the time of Special Exception application. A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity per Section 30.14.6. Upon submittal of the site plan, please provide: 1. Net Buildable Area 2. Hours of Operation 3. Floor Area Ratio 4. Impervious Surface Ratio 5 Building Height in feet in order to calculate required buffers.	Info Only
7.	Buffers and CPTED Chad Harvey	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
8.	Buffers and CPTED Chad Harvey	The subject site has a Commercial Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.35 The existing development appears to have an approximate F.A.R. of 0.24.	Info Only

		F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	
9.	Buffers and CPTED Chad Harvey	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
10.	Building Division Daniel Losada	Comment - This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure	Info Only
11.	Building Division Daniel Losada	Comment - Any necessary or proposed modifications must be properly permitted.	Info Only
12.	Building Division Daniel Losada	Comment - This structure has open permits that must be dealt with prior to occupancy.	Info Only
13.	Building Division Daniel Losada	Comment - All alterations to the structure will require a permit.	Info Only
14.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
15.	Building Division Daniel Losada	-The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
16.	Building Division Daniel Losada	-Complete site, including access from public right of way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
17.	Building Division Daniel Losada	-Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
18.	Comprehensive Planning David German	Comment Site has a Future Land Use of MXD (Mixed-Use Developments). Per Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation: Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned may continue so long as the existing use is not expanded more than twenty (20) percent by floor area. Since a new use is proposed, a	Info Only

		rezone to Planned Development or MUCD will be required, per the MXD Future Land Use Designation.	
19.	Comprehensive Planning David German	Comment Future Land Use of MXD and a maximum permitted FAR (Floor Area Ratio) of 1.0.	Info Only
20.	Comprehensive Planning David German	Comment Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2. Development Standards and Strategies for Walkable Infill and Redevelopment and Land Development Code.	Info Only
21.	Comprehensive Planning David German	Comment MXD Future Land use within the Urban Centers and Corridors allows for MUCD or PD zoning when a single new use is proposed. Staff would not support a Future Land Use Amendment at this time based on the adjacent FLU and location within the Urban Centers and Corridors Overlay.	Info Only
22.	Environmental - Impact Analysis Becky Noggle	Comment Existing Water only to this parcel.	Info Only
23.	Environmental Services Maliha Rahman	Comment Seminole County utilities will continue to be the provider for water. There is an existing water meter that can be reconnected. If increased water demands are required, connections may need to be upsized to meet new demands, Further review will be reserved for site plans/final engineering.	Info Only
24.	Environmental Services Maliha Rahman	Comment This development is within Seminole County's sanitary sewer service area. There is a pressurized 12" PVC force main in front of parcel 22-20-30-300-0033A-0000 running along N Ronald Reagan Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
25.	Environmental Services Maliha Rahman	Comment If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information	Info Only

26.	Environmental Services Maliha Rahman	<p>Comment</p> <p>This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: http://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/ concerns about the program applicability to this development. Our IPP website can be found at the following link: http://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml.</p>	Info Only
27.	Planning and Development Chad Harvey	<p>Comment</p> <p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.</p>	Info Only
28.	Planning and Development Chad Harvey	<p>Comment</p> <p>The proposed project is subject to Site Plan review process: SCLDC Chapter 40. Information can be found at http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
29.	Planning and Development Chad Harvey	<p>Comment</p> <p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts. The Applicant is required at the time of the application for the PD rezone, to provide a narrative addressing the review criteria below.</p> <p>Per SCLDC Sec. 30.8.5.3 Review Criteria -</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County 	Info Only

		<p>Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. <p>In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <p>(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.</p> <p>The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p>	
30.	Planning and Development Chad Harvey	<p>Comment</p> <p>Parking requirements for the subject site must adhere to the Parking and Loading regulations found in Chapter 30, Part 11 of the SCLDC.</p>	Info Only

31.	Planning and Development Chad Harvey	<p>Comment</p> <p>Approval for a planned development is obtained through a two-step process.</p> <p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</p> <p>2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level.</p> <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.st</p>	Info Only
32.	Planning and Development Chad Harvey	<p>Comment</p> <p>If outdoor lighting is being proposed, please provide a photometric plan per Section 30, Part 15 of the Seminole County Land Development Code.</p>	Unresolved
33.	Planning and Development Chad Harvey	<p>Comment</p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5.3 - 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>	Info Only
34.	Planning and Development Chad Harvey	<p>Comment</p> <p>The PD (Planned Development) will require twenty-five (25) percent open space.</p>	Info Only
35.	Planning and Development Chad Harvey	<p>Comment</p> <p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
36.	Planning and Development Chad Harvey	<p>Comment</p> <p>A PD Rezone may take between 4-6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.</p>	Info Only

37.	Planning and Development Chad Harvey	Comment It appears that while the structure on the property is existing and is intended to be utilized as part of the new proposed use, the front setback requirement of 25' is not currently being met. If there are proposed changes, additions or alterations to the existing building structure for expanding the overall size of the building, then a variance may be required for the front setback prior to approval of the Future Land Use amendment or the Special Exception. Comment from (Environmental Services) Keeli Carlton: Please add a note to the irrigation plans that once new plant material has established within 60 days of planting, that the irrigation timer will be reset to Seminole County watering guidelines.	Info Only
38.	Planning and Development Chad Harvey	Comment Comment from (Environmental Services) Keeli Carlton: Please ensure that live oak trees are not used in parking landscaped areas due to root sprawl in these limited growth areas.	Unresolved
39.	Planning and Development Chad Harvey	Comment Please show a cross-section detail of the dumpster enclosure. Info: At the time of building permit, a separate dumpster enclosure permit will be required.	Unresolved
40.	Planning and Development Chad Harvey	Comment On the overall site plan, please show the location and type of any proposed signage for the subject property.	Unresolved
41.	Planning and Development Chad Harvey	Comment 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/	Unresolved
42.	Planning and Development Chad Harvey	Comment The proposed use is not permitted in the current Zoning District designation of C-2 (General Commercial) and will require rezoning to PD (Planned Development) in order to permit this use and be consistent with the existing Future Land Use designation of MXD (Mixed Use Development).	Info Only

43.	Planning and Development Chad Harvey	Comment On the overall site plan, please revise the proposed floor area ratio to show the total net building floor area ratio of the site. There is a transmission easement that runs through the site which needs to be deducted from the total site area in order to provide the total proposed net buildable area for the site. Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to the rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and flood prone areas.	Unresolved
44.	Planning and Development Chad Harvey	Comment If there are any loading spaces being provided, they need to be shown on the site plan and meet the SCLDC requirements under Section 30.11.6.3. Per Sec. 30.11.6.3 Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.	Unresolved
45.	Planning and Development Chad Harvey	Comment On the overall site plan under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Unresolved
46.	Planning and Development Chad Harvey	Comment Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
47.	Planning and Development Chad Harvey	Comment All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
48.	Public Safety – Fire Marshal Matthew Maywald	Comment Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

49.	Public Safety – Fire Marshal Matthew Maywald	Comment Any modifications to the structure, including but not limited to a change of use, will require the appropriate building permits.	Info Only
50.	Public Works – Impact Analysis Arturo Perez	Comment No Review Required.	Info Only
51.	Public Works - Engineering Andrew Broxton	Comment The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24 hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
52.	Public Works - Engineering Andrew Broxton	Comment A sidewalk along the frontage of James Wesley Lane is required.	Unresolved
53.	Public Works - Engineering Andrew Broxton	Comment Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
54.	Public Works - Engineering Andrew Broxton	Comment A detailed drainage analysis will be required at final engineering if additional impervious is added.	Info Only
55.	Public Works - Engineering Andrew Broxton	Comment Driveway location/separation is not in accordance with the County Access Management Standards. 330' on a Collector or Arterial Roadway. Additionally, an inbound Turn Radius of 50 feet is required for the entrance.	Info Only
56.	Public Works - Engineering Andrew Broxton	Comment ADA parking and pedestrian access will be required to be shown at site plan approval.	Info Only

Agency / Department Reviewers 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	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-570311	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Info Only
Environmental Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Enter comments here.

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 19, 2026, in order to place you on the Wednesday, June 24, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0513

Title:

MIDNIGHT CUSTOMZ - PRE-APPLICATION

Project Number: 26-80000061

Project Description: Proposed Land Use Amendment from COM and IND to IND, Rezone from A-1 to PD, and Site Plan for a luxury collision center on 2.72 acres located on the southwest side of Bear Lake Rd, north of SR 414

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 20-21-29-300-017A-0000

BCC District: 3-Constantine

Applicant: Kasey Nicholson (321) 299-3539

Consultant: Chris Smith (407) 860-0894



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

PROJ. #: **26-80000061**

RECEIVED 06/01/2026
 PAID 06/02/2026

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: <i>Midnight Customz</i>	
PARCEL ID #(S): <i>202129300017A0000, 19212930001100000, 20212930000800000</i>	
TOTAL ACREAGE: <i>2.72</i>	BCC DISTRICT: <i>3</i>
ZONING: <i>Vacant Commercial A-1</i>	FUTURE LAND USE: <i>LDR</i>
<i>PD</i>	<i>COM</i>

APPLICANT

NAME: <i>Kasey Nicholson</i>	COMPANY: <i>Midnight Customz</i>	
ADDRESS: <i>2665 Pemberton Dr.</i>		
CITY: <i>Apopka</i>	STATE: <i>FL</i>	ZIP: <i>32703</i>
PHONE: <i>321-299-3539</i>	EMAIL: [REDACTED]	

CONSULTANT

NAME: <i>Chris Smith</i>	COMPANY: <i>Champion Services of FL</i>	
ADDRESS: <i>5582 W. Ponkan Rd.</i>		
CITY: <i>Apopka</i>	STATE: <i>FL</i>	ZIP: <i>32712</i>
PHONE: <i>407-860-0894</i>	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <i>change from vacant commercial to C-3 and build 10,000 sq. ft. Highend auto collision center and upholstery</i>				

STAFF USE ONLY

COMMENTS DUE: <i>06/12</i>	COM DOC DUE: <i>06/18</i>	DRC MEETING: <i>06/24/2026</i>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <i>PD/A-1</i>	FLU: <i>COM/LDR</i>	LOCATION: <i>on the southwest side of Bear Lake Rd, north of SR 414</i>
W/S: <i>SEMINOLE COUNTY CITY OF ALTAMONTE</i>	BCC: <i>3: CONSTANTINE</i>	



May 28, 2026

Subject: PROJECT SUMMARY: MIDNIGHT CUSTOMZ – PROPOSED DEVELOPMENT

To Whom it May Concern:

Midnight Customz is a locally owned and operated high-end collision repair and upholstery company that has proudly served Central Florida since 2003. The company specializes in luxury, exotic, performance, and specialty vehicle restoration, collision repair, refinishing, and custom upholstery services.

Midnight Customz is currently operating nearby and is seeking approval to relocate and expand into a newly developed flagship facility at the corner of Maitland Boulevard and Bear Lake Road within Seminole County, Florida. The proposed development is intended to create a modern, professionally designed automotive facility that reflects the high standards of the luxury and exotic vehicle market while enhancing the surrounding corridor through quality architecture, landscaping, and site design.

The proposed facility is planned as a clean, upscale automotive campus featuring:

- High-end collision repair operations
- Custom upholstery and interior fabrication services
- Professional office and customer reception areas
- Secure indoor vehicle storage
- Modern architectural design with enhanced landscaping
- Improved parking, circulation, and stormwater management

The project is designed to serve a specialized customer base focused on luxury, exotic, and performance vehicles and is not intended to operate as a traditional salvage yard, dismantling facility, or heavy industrial operation.

Midnight Customz is committed to maintaining a first-class appearance and professional business environment that complements the surrounding area and contributes positively to the local economy. The proposed relocation and expansion will allow the company to continue growing its operations, create additional employment opportunities, and further invest in Seminole County and the Central Florida community.

The development team intends to work closely with Seminole County staff, planners, engineers, and all applicable agencies to ensure compliance with zoning, land development, stormwater, landscaping, traffic, and building requirements throughout the approval and construction process.

Midnight Customz respectfully requests consideration and approval for the proposed zoning and development application to allow construction of the new flagship facility.

Sincerely,

Kasey Nicholson

Owner

Midnight Customz Autobody & Upholstery

2665 Pemberton Drive, Apopka, FL 32703

P: (321)-299-3539

Email: 



PROJECT OVERVIEW

LOT: 16.02 ± ACRES
 FAR: 0.40 (± 6,969.20 SQ FT)
 BUILDING SIZE: 10,000 SQ FT
 OCCUPANCY: F-1
 SPRINKLER: NFPA 13
 CONSTRUCTION TYPE: V-B FULLY

EST. BUILD DATE: Q3 - Q4 2024



LOBBY / RECEPTION



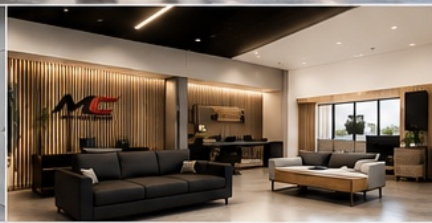
COLLISION REPAIR



PAINT BOOTH



PPF / VINYL WRAP

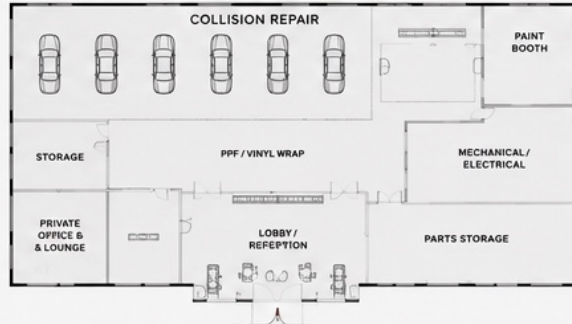


PRIVATE OFFICE & LOUNGE

EXTERIOR MATERIALS

ACM MATTE WHITE	ACM DARK GRAY	STONE BARTE TRAVERTINE	ACCENT SILVER TRAVERTINE	ACCENT RED	GLASS TINTED
CONCRETE LIGHT GRAY	STUCCO WHITE	ACCENT RED	ALUMINUM BLACK	METAL BRUSHED	METAL CARBON FIBER

FLOOR PLAN (10,000 SQ FT)



BUILD COST BREAKDOWN

LAND (1.60 ACRES)	\$1,037,000
SITE WORK / UTILITIES	\$850,000
BUILDING CONSTRUCTION	\$3,600,000
INTERIOR BUILD-OUT	\$1,450,000
EQUIPMENT / LIFTS	\$300,000
MEP / FIRE SPRINKLER	\$475,000
PERMITS / FEES / INSPECTIONS	\$150,000
DESIGN / ENGINEERING	\$250,000
CONTINGENCY (10%)	\$811,700
TOTAL ESTIMATED BUDGET	\$8,923,700

DESIGN HIGHLIGHTS

- MODERN, HIGH-END AUTOMOTIVE CUSTOMIZATION
- MULTIPLE CAR LIFTS FOR HIGH-EFFICIENCY FLOW
- STATE-OF-THE-ART PAINT BOOTH & PPF ROOM
- PREMIUM CLIENT LOUNGE & PRIVATE OFFICE
- MAXIMIZED FUNCTIONALITY & WORKFLOW
- PARKING CAPACITY: 40+ VEHICLES (STAFF & CLIENT)

BUILT DIFFERENT. BUILT FOR LEGENDS.



TOP-TIER CRAFTSMANSHIP



PREMIUM MATERIALS



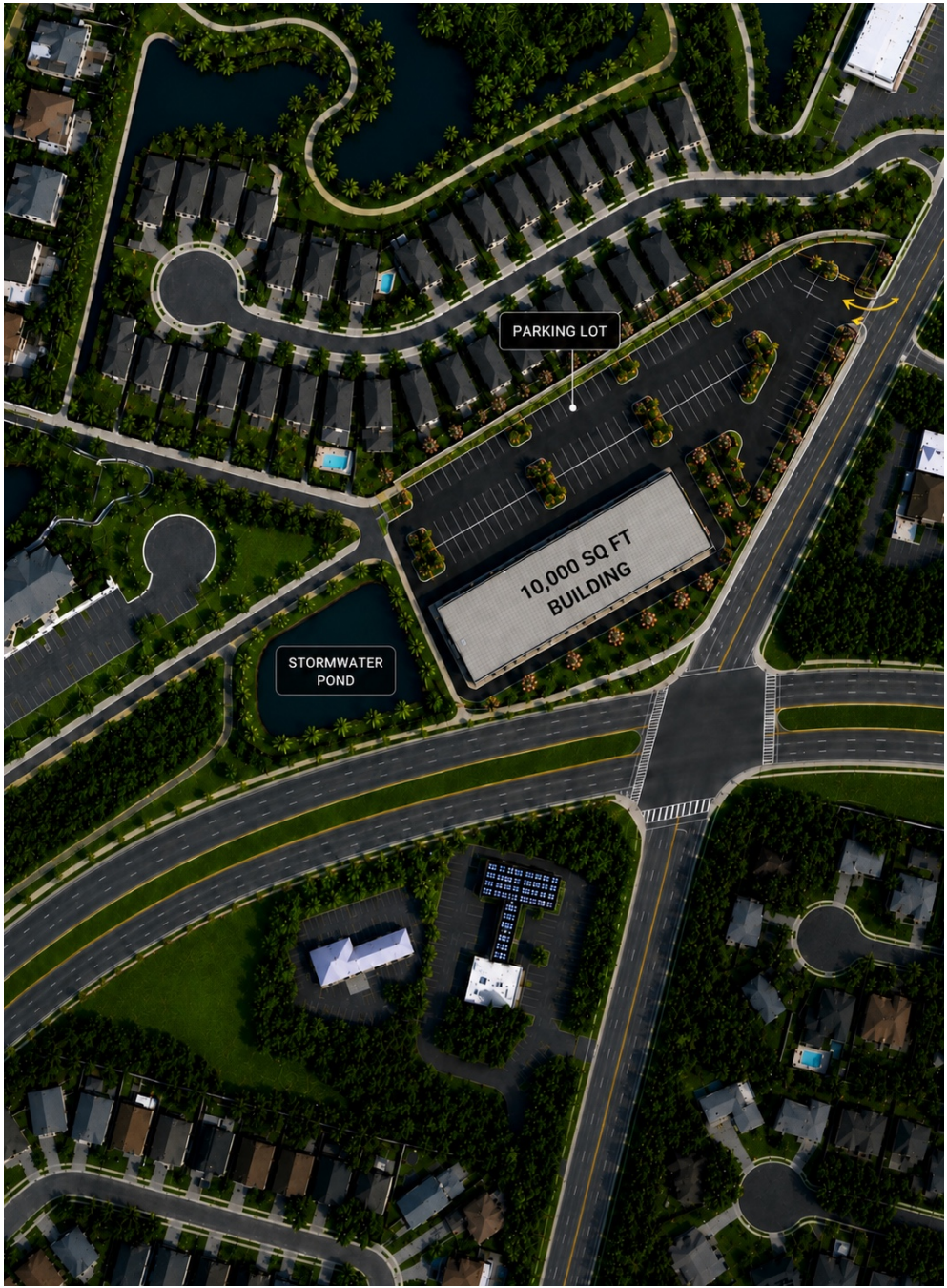
PERFORMANCE DRIVEN



FUNCTION MEETS STYLE



BUILT TO IMPRESS

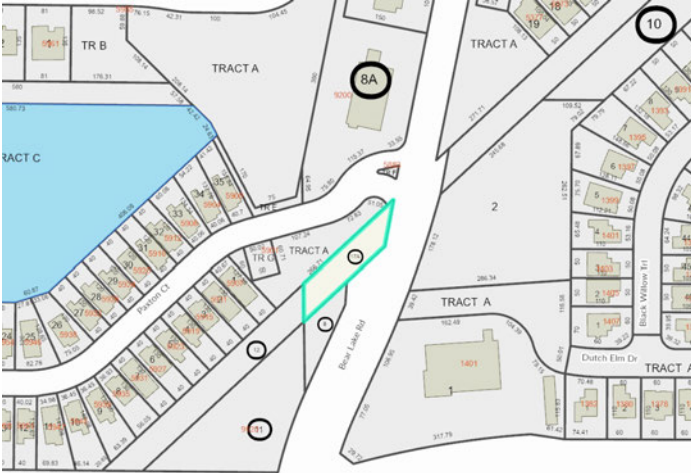


2026 Property Record Card



Parcel: **20-21-29-300-017A-0000**
 Property Address:
 Owners: **SEMINOLE B C C**
 2026 Market Value \$10 Assessed Value \$10 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$0.14
 Vacant Government property has a lot size of 0.23 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	20-21-29-300-017A-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	80:Vacant Government
Exemptions	85-COUNTY (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$10	\$10
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10	\$10
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	\$10	\$10

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$0.14
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$0.14

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 29E
 THAT PT OF SCL RR R/W IN W 1/2 W
 OF BEAR LAKE RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10	\$10	\$0
SCHOOLS	\$10	\$10	\$0
FIRE	\$10	\$10	\$0
ROAD	\$10	\$10	\$0
WATER MANAGEMENT DISTRICT	\$10	\$10	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/1/2005	\$100	05775/1978	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$10/Lot	\$10	\$10

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

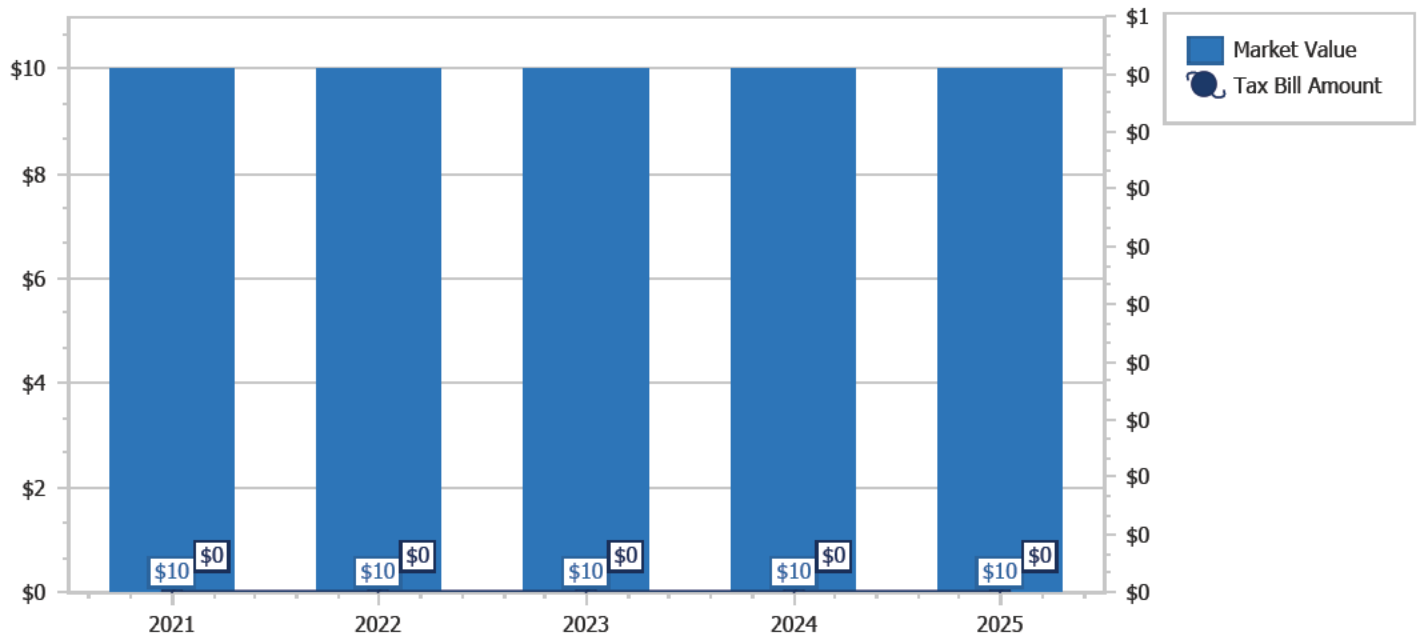
School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2026 Property Record Card



Parcel: 19-21-29-300-0110-0000
Property Address: BEAR LAKE RD APOPKA, FL 32703
Owners: MAITLAND BEAR LAKE PLAZA PROP LLC
 2026 Market Value \$27,323 Assessed Value \$27,323 Taxable Value \$27,323
 2025 Tax Bill \$373.75
 Vacant Comm-Pud property has a lot size of 0.80 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	19-21-29-300-0110-0000
Property Address	BEAR LAKE RD APOPKA, FL 32703
Mailing Address	2949 W SR 434 STE 300 LONGWOOD, FL 32779-4458
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$27,323	\$27,323
Land Value Agriculture	\$0	\$0
Just/Market Value	\$27,323	\$27,323
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	\$27,323	\$27,323

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$373.75
Tax Bill Amount	\$373.75
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAITLAND BEAR LAKE PLAZA PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 19 TWP 21S RGE 29E
ALL SE 1/4 S OF RY (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$27,323	\$0	\$27,323
SCHOOLS	\$27,323	\$0	\$27,323
FIRE	\$27,323	\$0	\$27,323
ROAD	\$27,323	\$0	\$27,323
WATER MANAGEMENT DISTRICT	\$27,323	\$0	\$27,323

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2009	\$197,500	07191/1346	Vacant	Yes
ADMINISTRATIVE DEED	5/1/2009	\$100	07186/1679	Vacant	No

Land

Units	Rate	Assessed	Market
34,412 SF	\$3.97/SF	\$27,323	\$27,323

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

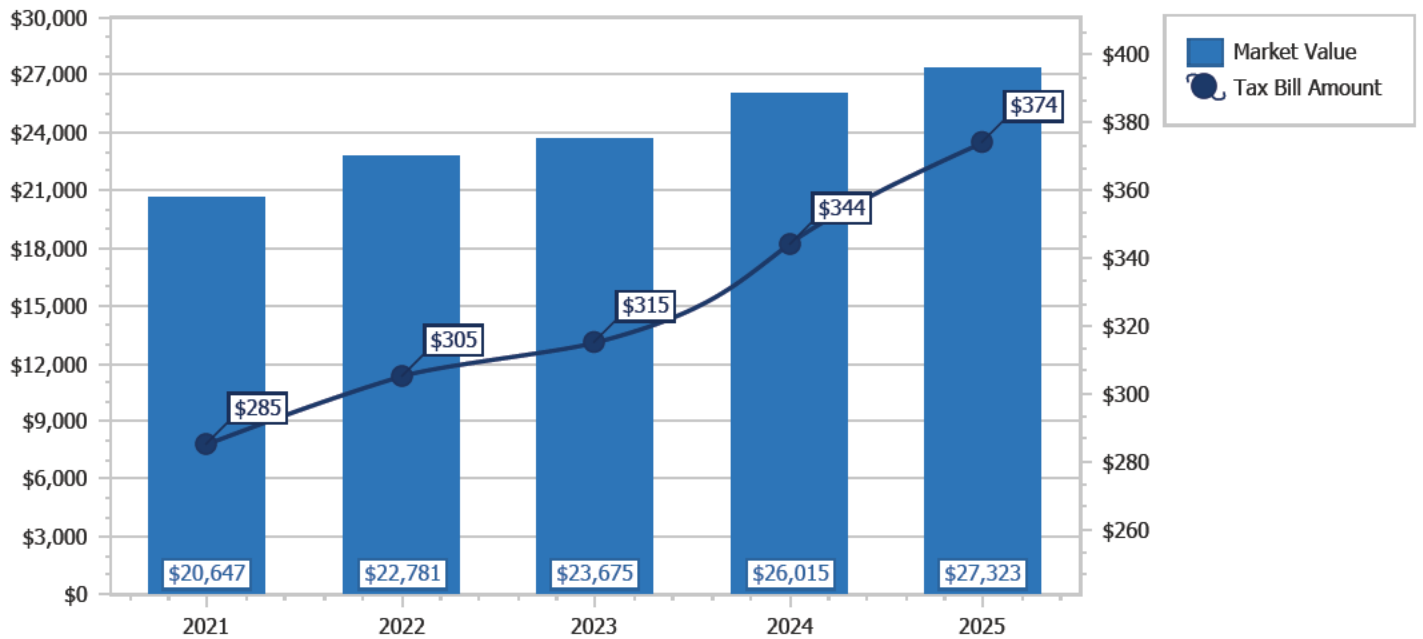
School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2026 Property Record Card



Parcel: 20-21-29-300-0080-0000
 Property Address:
 Owners: MAITLAND BEAR LAKE PLAZA PROP LLC
 2026 Market Value \$19,367 Assessed Value \$19,367 Taxable Value \$19,367
 2025 Tax Bill \$264.92
 Vac General-Commercial property has a lot size of 0.14 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	20-21-29-300-0080-0000
Property Address	
Mailing Address	2949 W SR 434 STE 300 LONGWOOD, FL 32779-4458
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$19,367	\$19,367
Land Value Agriculture	\$0	\$0
Just/Market Value	\$19,367	\$19,367
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	\$19,367	\$19,367

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$264.92
Tax Bill Amount	\$264.92
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAITLAND BEAR LAKE PLAZA PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 29E
ALL SW 1/4 W OF RD + S OF
RR

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,367	\$0	\$19,367
SCHOOLS	\$19,367	\$0	\$19,367
FIRE	\$19,367	\$0	\$19,367
ROAD	\$19,367	\$0	\$19,367
WATER MANAGEMENT DISTRICT	\$19,367	\$0	\$19,367

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2009	\$197,500	07191/1346	Vacant	Yes
ADMINISTRATIVE DEED	5/1/2009	\$100	07186/1679	Vacant	No

Land

Units	Rate	Assessed	Market
6,098 SF	\$3.97/SF	\$19,367	\$19,367

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

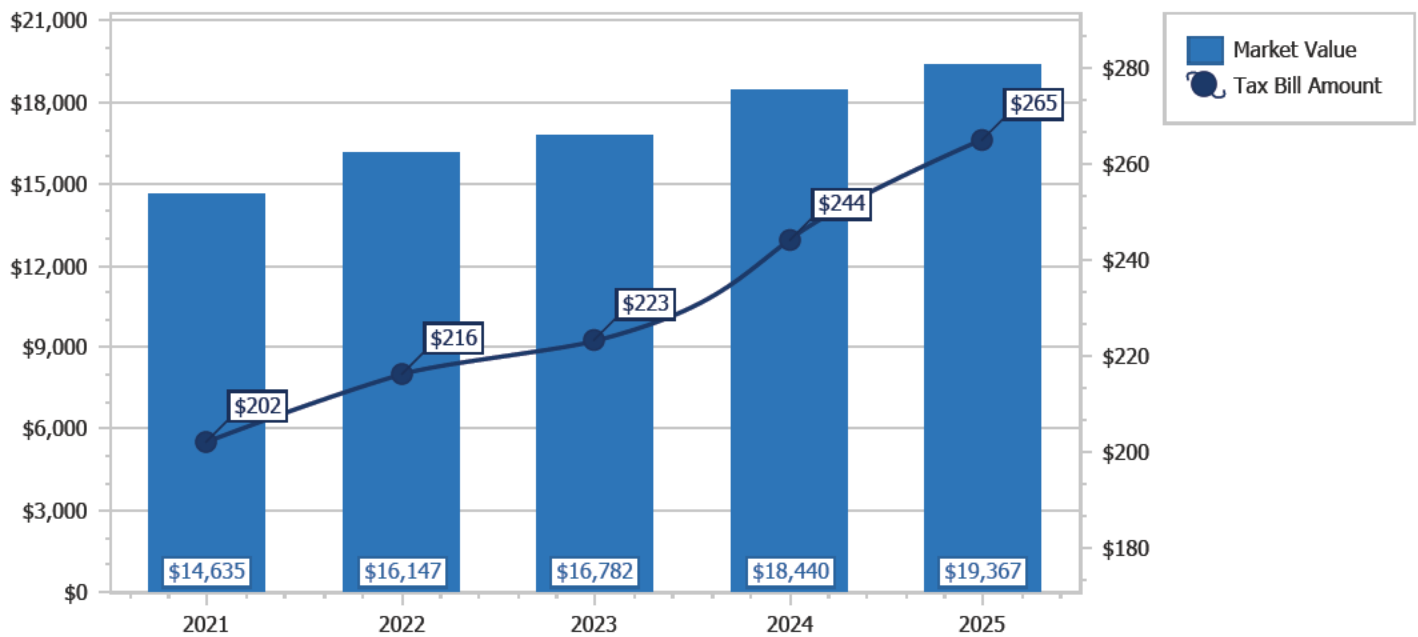
School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
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Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 6/2/2026 3:27:44 PM
Project: 26-80000061
Credit Card Number: 37*****1212
Authorization Number: 206046
Transaction Number: 020626C29-5D0066B4-AA4B-44FC-9AD8-ABD27530E15D
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	MIDNIGHT CUSTOMZ - PRE-APPLICATION	PROJ #: 26-80000061
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/03/26	
RELATED NAMES:	EP CHRIS SMITH	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	20-21-29-300-017A-0000	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT, REZONE FROM A-1 TO PD, AND SITE PLAN FOR A LUXURY COLLISION CENTER ON 2.72 ACRES LOCATED ON THE SOUTHWEST SIDE OF BEAR LAKE RD, NORTH OF SR 414	
NO OF ACRES	2.72	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTHWEST SIDE OF BEAR LAKE RD, NORTH OF SR 414	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF ALTAMONTE SPRINGS	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KASEY NICHOLSON MIDNIGHT CUSTOMZ 2665 PEMBERTON DR APOPKA FL 32703 (321) 299-3539	CHRIS SMITH CHAMPION SERVICES OF FL 5582 W PONKAN RD APOPKA FL 32712 (407) 860-0894	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

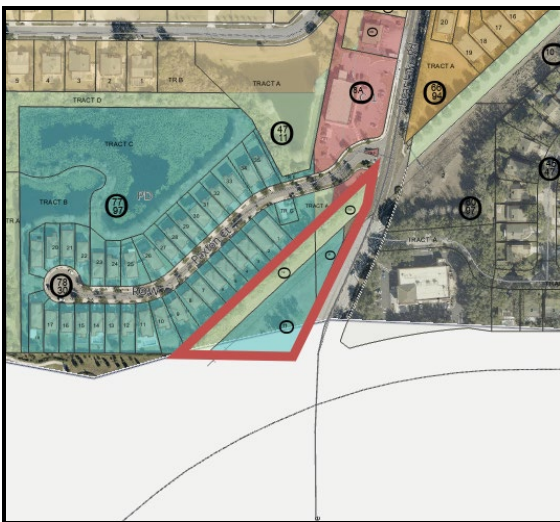
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Portions of the proposed site are within the Bear Lake Plaza PD (Planned Development). The proposed uses are not currently listed in the PD allowable uses, therefore a PD Major Amendment and Rezone will be required to PD/COM.
- Site Plan will be required for the proposed development.
- A demonstration of mitigation of fumes, noise, lighting, vibrations, and potential impacts to the adjacent residential area will be required with the PD submission.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD/A1



Future Land Use: COM/LDR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	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
2.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site Plan. 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
3.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
4.	Buffers and CPTED	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
5.	Buffers and CPTED	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

6.	Buffers and CPTED	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
7.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
8.	Buffers and CPTED	For the purposes of calculating buffer requirements, Bear Lake Road is a collector road and SR 414 is an arterial.	Info Only
9.	Buffers and CPTED	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
10.	Buffers and CPTED	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

11.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated.</p> <p>See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeid=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
12.	Buffers and CPTED	<p>When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region.</p> <p>If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.</p>	Info Only
13.	Buffers and CPTED	<p>Installed trees and plant materials shall be grouped together into zones according to their water use needs.</p> <p>The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.</p>	Info Only
14.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeid=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Info Only

15.	Buffers and CPTED	<p>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.</p> <p>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)</p>	Info Only
16.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
17.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeid=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeid=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeid=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .</p> <p>There are four plant unit group types to</p>	Info Only

		choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nod=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .	
18.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
19.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
20.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
21.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
22.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

23.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
24.	Comprehensive Planning	<p>Policy FLU 2.9 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. 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.</p> <p>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
25.	Comprehensive Planning	<p>Portions of the proposed site have an LDR Future Land Use. Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses:</p> <p>Uses</p> <p>A. Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre;</p> <p>B. Public elementary schools, public middle schools and public high schools; and</p> <p>C. Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas.</p> <p>Proposed use does not appear to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.</p>	Info Only

26.	Comprehensive Planning	<p>Portions of the proposed site have the COM Future Land Use. For the COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan:</p> <p>- The maximum intensity permitted in this designation is 0.35 floor area ratio.</p> <p>Uses</p> <ul style="list-style-type: none"> - Retail sales, restaurants and commercial services; - Highway oriented businesses and outdoor advertising; - Public and private elementary schools, middle schools, and high schools; - Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. <p>Special Provisions</p> <ul style="list-style-type: none"> - Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods. - A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use may be consistent with the COM Future Land Use. The site may require a landscaped buffer between a commercial area and SR 434 due to special provisions. 	Info Only
27.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only

28.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 4" PVC force main north of parcel 20-21-29-300-017A-0000. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
29.	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml.</p> <p>This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information.</p> <p>Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access.</p> <p>A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>	Info Only
30.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 10" PVC potable water main running southeast of parcel 20-21-29-300-017A-0000. There is also a 10" HDPE potable water main running across the parcel and along Bear Lake Rd.	Info Only

31.	Environmental Services	<p>This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730.</p> <p>You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development.</p> <p>Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml.</p>	Info Only
32.	Environmental Services Maliha Rahman 6/3/26 10:13 AM	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
33.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
34.	Natural Resources	At site plan approval a threatened and endangered species report will be required.	Info Only

35.	Natural Resources	The site is shown to be in a high recharge area. The site will have to meet the specific requirements of this section of the Code. Specifically the maximum impervious of the site.	Info Only
36.	Natural Resources	Please note that there appears to be wetlands or surface water on the site. A wetlands evaluation will be required at site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required.	Info Only
37.	Planning and Development	Portions of the proposed site are within the unincorporated Orange County area and portions of the site are adjacent to the Orange County border. An intergovernmental notice will be sent to Orange County. Applicant must contact Orange County and receive any required permits or reviews for proposed development.	Info Only
38.	Planning and Development	The setbacks for the Bear Lake Plaza PD are: Side (West): 25ft Front (South): 40ft Side (East): 25ft Rear (North): 25ft	Info Only
39.	Planning and Development	The following steps will be required in order to pursue the proposed development: 1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If	Info Only

		<p>Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>Steps 2 & 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan).</p>	
40.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
41.	Planning and Development	<p>Parking requirements are listed in SCLDC 30.11.3 and if proposing general business/retail/office uses will require the following:</p> <p>General business/retail/office: - 4 spaces per 1000 sq ft</p>	Info Only
42.	Planning and Development	<p>The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent</p>	Info Only

		possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	
43.	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.shtml	Info Only
44.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT150_ULIRE)	Info Only
45.	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

46.	Planning and Development	<p>Per SCLDC Sec. 30.8.5(g), the Open Space requirements for a Planned Development have a minimum required usable open space of twenty-five percent (25%), and per Sec. 30.7.3. - Dimensional Standards Table, the maximum building height is thirty-five (35) feet. Per 30.7.2.10 Height limitations on property assigned a non-residential zoning classification.</p> <p>Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports.</p> <p>It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.</p>	Info Only
47.	Planning and Development	<p>Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) – Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles.</p>	Info Only
48.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to</p>	Info Only

		<p>time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	
49.	Planning and Development	<p>An application to rezone to PD is required to include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>	Info Only
50.	Planning and Development	<p>Portions of the proposed site are within the Bear Lake Plaza PD. A Rezone to PD and Land Use Major Amendment to COM/PD with a demonstration of noise and fume mitigation would be required to pursue the proposed development. A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.</p>	Info Only

51.	Planning and Development	<p>Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	Info Only
52.	Planning and Development	<p>Community Meeting Procedures Section 30.49. - Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC 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. - 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.</p> <p>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>	Info Only

53.	Planning and Development	<p>PD Criteria: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
54.	Planning and Development	<p>Portions of the site are owned by Seminole County BCC and formerly associated with ACL Railroad (Atlantic Coast Line). This was a historic railroad site associated with Longwood ACL Train Depot where a 50ft right of way was created. The tracks were later removed, and ownership of the Right of Way has remained with Seminole County.</p>	Info Only
55.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ul style="list-style-type: none"> 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 	Info Only

		<p>available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>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).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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</p>	
56.	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
57.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
58.	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
59.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only

60.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
61.	Public Works - Engineering	A left turn lane is required unless entrance driveway is right-in and right-out only.	Info Only
62.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only
63.	Public Works - Engineering	The proposed retention area appears to be located within Orange County and will require to be permitted by them as well.	Info Only
64.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
66.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
67.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. 330' on a Collector or Arterial roadway.	Info Only

68.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
69.	Public Works - Engineering	ADA parking and pedestrian access will be required to be shown at site plan review.	Info Only
70.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
71.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 19, 2026, in order to place you on the Wednesday, June 24, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0516

Title:

GARDENS OF LIFE COTTAGES - PRE-APPLICATION

Project Number: 26-80000065

Project Description: Proposed Rezone from R-1 to R-2 for a duplex on 0.26 acres located on the south side of Depugh St, west of Central St

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

Parcel ID: 18-21-30-501-0200-0050

BCC District: 4-Lockhart

Applicant: Belinda Balleras (407) 310-7818

Consultant: N/A



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

PROJ. #: 26-80000065

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	GARDENS OF LIFE COTTAGE HOMES		
PARCEL ID #(S):	18-21-30-501-0200-0050		
TOTAL ACREAGE:	150' x 116' 0.26	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR

APPLICANT

NAME:	BEVINDA S. BALIERAS	COMPANY:	—
ADDRESS:	2023 SEPLER COURT		
CITY:	FERN PARK	STATE:	FL ZIP: 32730-3107
PHONE:	407-310-7818	EMAIL:	[REDACTED]

CONSULTANT

NAME:	NONE FOR NOW	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: 1 DUPLEX PRIMARILY TARGETING HOUSING NEEDS OF INDIVIDUALS WITH DEVELOPMENTAL DISABILITY SUCH AS AUTISM.

STAFF USE ONLY

COMMENTS DUE: 6/12	COM DOC DUE: 6/18	DRC MEETING: 6/24
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: MDR	LOCATION: on the south side of Depugh St, west of Central St
W/S: City of Altamonte Springs	BCC: 4: Lockhart	

DETAILED NARRATIVE

WE HAVE A SON WHO WAS DIAGNOSED WITH AUTISM AND IS 41 YEARS OLD LIVING WITH US. WE FOUND OUT THRU PERSONAL INTERACTIONS WITH PARENTS AND INDIVIDUALS WITH DISABILITY THEMSELVES, THAT THEY HAVE DIFFICULTY IN FINDING HOUSING. WE ARE NOW AT ADVANCED AGE AND READY TO DEVELOP THE PROPOSED VACANT LOTS TO MEET THE NEEDS OF OUR SON AND OTHER INDIVIDUALS LIKE HIM TO HAVE A DECENT HOUSING WHERE THEY CAN INTERACT WITH ONE ANOTHER AND ENJOY THEIR LIVES

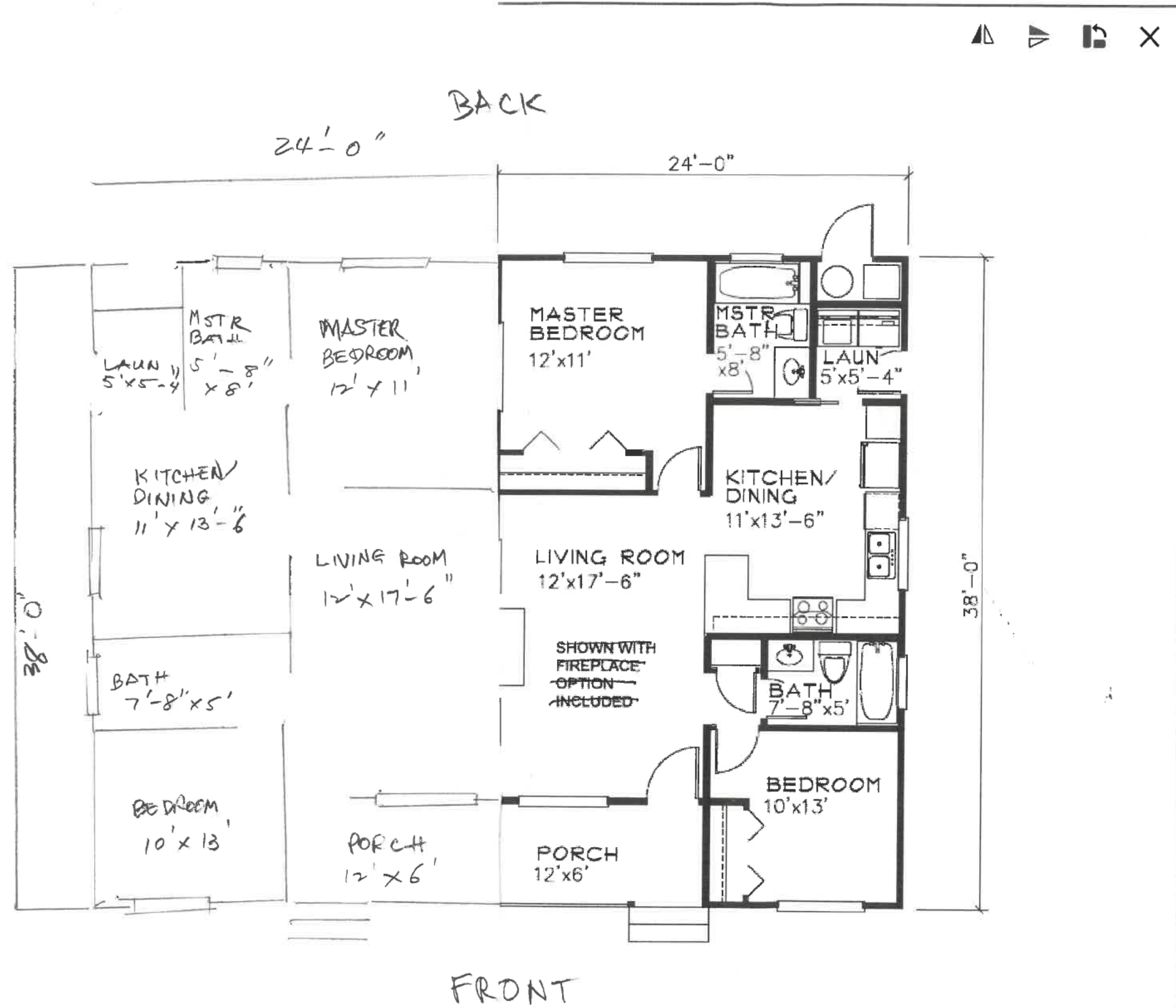
WE WANT R-1 TO R-2

Filter by All



Exterior - Front Elevation 2 for Cottage House Plan #515-56 - 2 bed, 2 bath





or Plan - Other Floor for Cottage House Plan #515-56 - 2 bed, 2 bath



2026 Property Record Card



Parcel: **18-21-30-501-0200-0050**
 Property Address:
 Owners: **BELINDA S BALLERAS REV LIVING TRUST**
 2026 Market Value \$72,500 Assessed Value \$35,835 Taxable Value \$35,835
 2025 Tax Bill \$655.18 Tax Savings with Non-Hx Cap \$336.55
 Vacant Residential property has a lot size of 0.26 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	18-21-30-501-0200-0050
Property Address	
Mailing Address	2023 SEPLER CT FERN PARK, FL 32730-3107
Subdivision	LAKEVIEW
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$72,500	\$72,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$72,500	\$72,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$36,665	\$39,923
P&G Adjustment	\$0	\$0
Assessed Value	\$35,835	\$32,577

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$991.73
Tax Bill Amount	\$655.18
Tax Savings with Exemptions	\$336.55

Owner(s)

Name - Ownership Type

BELINDA S BALLERAS REV LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 5 + 6 BLK 2
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,835	\$0	\$35,835
SCHOOLS	\$72,500	\$0	\$72,500
FIRE	\$35,835	\$0	\$35,835
ROAD	\$35,835	\$0	\$35,835
WATER MANAGEMENT DISTRICT	\$35,835	\$0	\$35,835

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2014	\$100	08348/1959	Vacant	No
WARRANTY DEED	1/1/2011	\$22,500	07513/1209	Vacant	Yes

Land

Units	Rate	Assessed	Market
100 feet X 116 feet	\$1,000/Front Foot	\$72,500	\$72,500

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

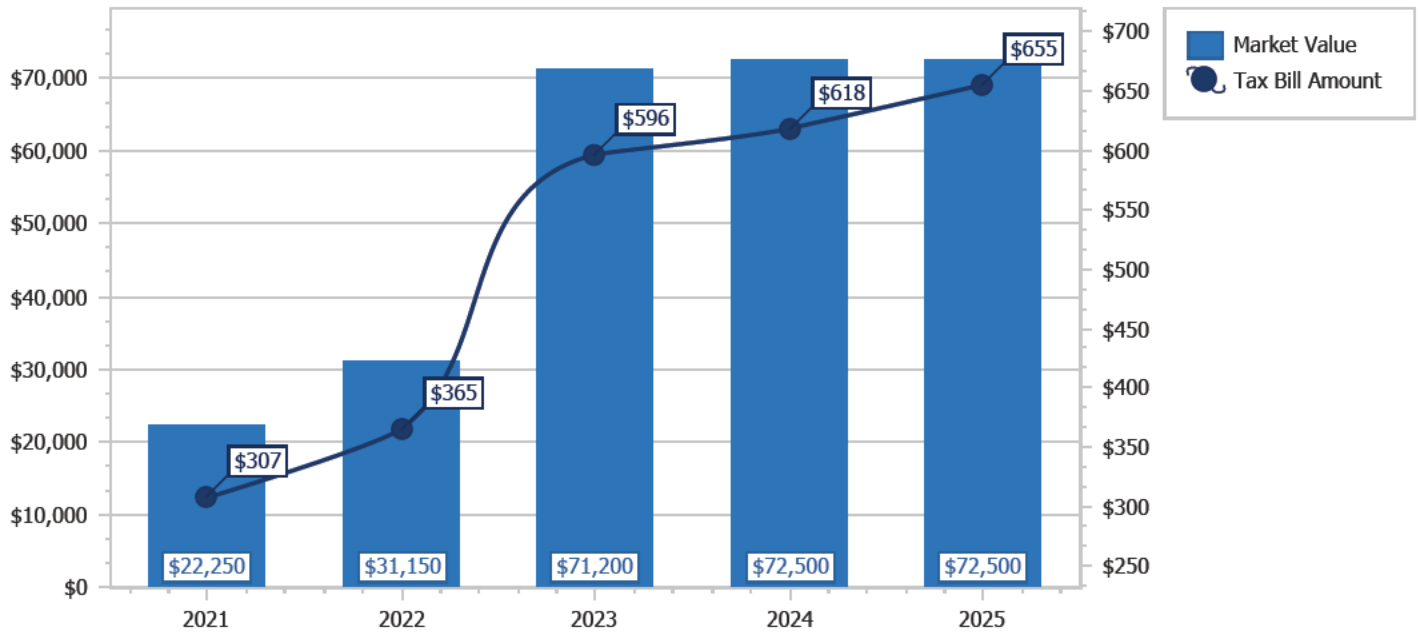
School Districts

Elementary	English Estates
Middle	South Seminole
High	Lyman

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

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

Property Value History



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

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

Receipt Details

Date: 6/5/2026 2:38:32 PM
Project: 26-80000065
Credit Card Number: 41*****1396
Authorization Number: 005769
Transaction Number: 050626C1B-8AE875C2-3561-4321-BEA3-7F8F7D42DC5C
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	GARDENS OF LIFE COTTAGE HOMES - PRE-APPLICATION	PROJ #: 26-80000064
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/05/26	
RELATED NAMES:	EP BELINDA BALLERAS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	18-21-30-501-0200-0160	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO R-2 FOR A DUPLEX ON 0.57 ACRES LOCATED ON THE NORTH SIDE OF AMANDA ST, WEST OF PEARL ST	
NO OF ACRES	0.57	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTH SIDE OF AMANDA ST, WEST OF PEARL ST	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
BELINDA BALLERAS 2023 SEPLER CT FERN PARK FL 32730 (407) 310-7818	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms.	Info Only
3.	Building Division Daniel Losada	Facility must be fully compliant with the Florida Accessibility Code.	Info Only
4.	Comprehensive Planning David German	Site is located in Target Area East Altamonte. Per OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM: Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas: - The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards. Based on this, at the discretion of the Planning and Development Division Manager, infill development for legal lots of record which are not meeting current lot size and setback requirements may be allowed.	Info Only
5.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
6.	Comprehensive Planning David German	Site has an MDR Future Land Use. Per Policy FLU 5.2.2 Medium Density Residential: The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum	Info Only

		density of 10 dwelling units per net buildable acre... This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses. - Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses.	
7.	Comprehensive Planning David German	Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Site is located in the Core Area of the Urban Centers and Corridors Overlay and has a MDR, Lower Intensity FLU. Based on this, the FAR is 0.2 and there is a maximum of 35 du/ac. To meet the maximum du/ac listed in section 4.2.3, compliance with Missing Middle Alternative Standards (Policy 4.2.1) for the site is required.	Info Only
8.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
9.	Planning and Development Annie Sillaway	The subject site has an R-1 (Single Family Dwelling) zoning classification; the building setbacks for R-1 are as follows: Front Yard – 25 feet; Side Yard – 7.5 feet; Rear Yard – 30 feet.	Info Only
10.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
11.	Planning and Development Annie Sillaway	The subject site is located within the City of Altamonte Springs Utility service area; please contact the City at 407-571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
12.	Planning and Development Annie Sillaway	The parcel is a parcel of record as reflected on the 1971 tax roll. Pursuant to FLU Policy 5.5.2, because the property is located within the East Altamonte Target Area, this combined lot may be reverted to the four (4) original platted parcels. However, the resulting lot sizes would only support the development of single-family residences not duplexes.	Info Only
13.	Planning and Development Annie Sillaway	The subject property is located within the East Altamonte Target Area.	Info Only
14.	Planning and Development Annie Sillaway	Off-street parking requirements: Residential Unit - 1,000 sf or greater: 2 spaces/dwelling or Less than 1,000 sf: 1.5 spaces/dwelling unit.	Info Only
15.	Planning and Development Annie Sillaway	If the parcel has accessory structures on the property they would need to be removed before the parcel could be un-combined.	Info Only

		Per Sec. 30.6.1.2 (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.	
16.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
19.	Public Safety - Fire Marshal Matthew Maywald	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
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21.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained class soils.	Info Only
22.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
23.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering unless development is for single family homes only.	Info Only
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25.	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
26.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along Amanda St. frontage.	Info Only

	Andrew Broxton		
27.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
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Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
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RESOURCE INFORMATION

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

Seminole County Comprehensive Plan:

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

Development Services:

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Seminole County Property Appraiser Maps:

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Seminole County Wetland Information:

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Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0518

Title:

GARDENS OF LIFE COTTAGE HOMES - PRE-APPLICATION

Project Number: 26-80000064

Project Description: Proposed Rezone from R-1 to R-2 for a duplex on 0.57 acres located on the north side of Amanda St, west of Pearl St

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

Parcel ID: 18-21-30-501-0200-0160

BCC District: 4-Lockhart

Applicant: Belinda Balleras (407) 310-7818

Consultant: N/A



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

PROJ. #: 26-80000064

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	GARDENS OF LIFE COTTAGE HOMES		
PARCEL ID #(S):	18-21-30-501-0200-0160		
TOTAL ACREAGE:	0.57 (200'x125')	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR (MEDIUM DENSITY RES)

APPLICANT

NAME:	BELINDA S. BALLEAS	COMPANY:	—
ADDRESS:	2023 SEPLER COURT		
CITY:	FERN PARK	STATE:	FL
PHONE:	407-310-7818	ZIP:	32730-3107
EMAIL:	[REDACTED]		

CONSULTANT

NAME:	NONE FOR NOW	COMPANY:	
ADDRESS:			
CITY:		STATE:	
PHONE:		ZIP:	
EMAIL:			

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>4 DUPLEXES PRIMARILY TARGETING HOUSING NEEDS OF INDIVIDUALS WITH DEVELOPMENTAL DISABILITY SUCH AS AUTISM.</u>				

STAFF USE ONLY

COMMENTS DUE:	6/12	COM DOC DUE:	6/18	DRC MEETING:	6/24
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	R-1	FLU:	MDR	LOCATION: on the north side of Amanda St, west of Pearl St	
W/S:	City of Altamonte Springs	BCC:	4: Lockhart		

Agenda: 6/19

DETAILED NARRATIVE

WE HAVE A SON WHO WAS DIAGNOSED WITH AUTISM AND IS 41 YEARS OLD LIVING WITH US. WE FOUND OUT THRU PERSONAL INTERACTIONS WITH PARENTS AND INDIVIDUALS WITH DISABILITY THEMSELVES, THAT THEY HAVE DIFFICULTY IN FINDING HOUSING. WE ARE NOW AT ADVANCED AGE AND READY TO DEVELOP THE PROPOSED VACANT LOTS TO MEET THE NEEDS OF OUR SON AND OTHER INDIVIDUALS LIKE HIM TO HAVE A DECENT HOUSING WHERE THEY CAN INTERACT WITH ONE ANOTHER AND ENJOY THEIR LIVES

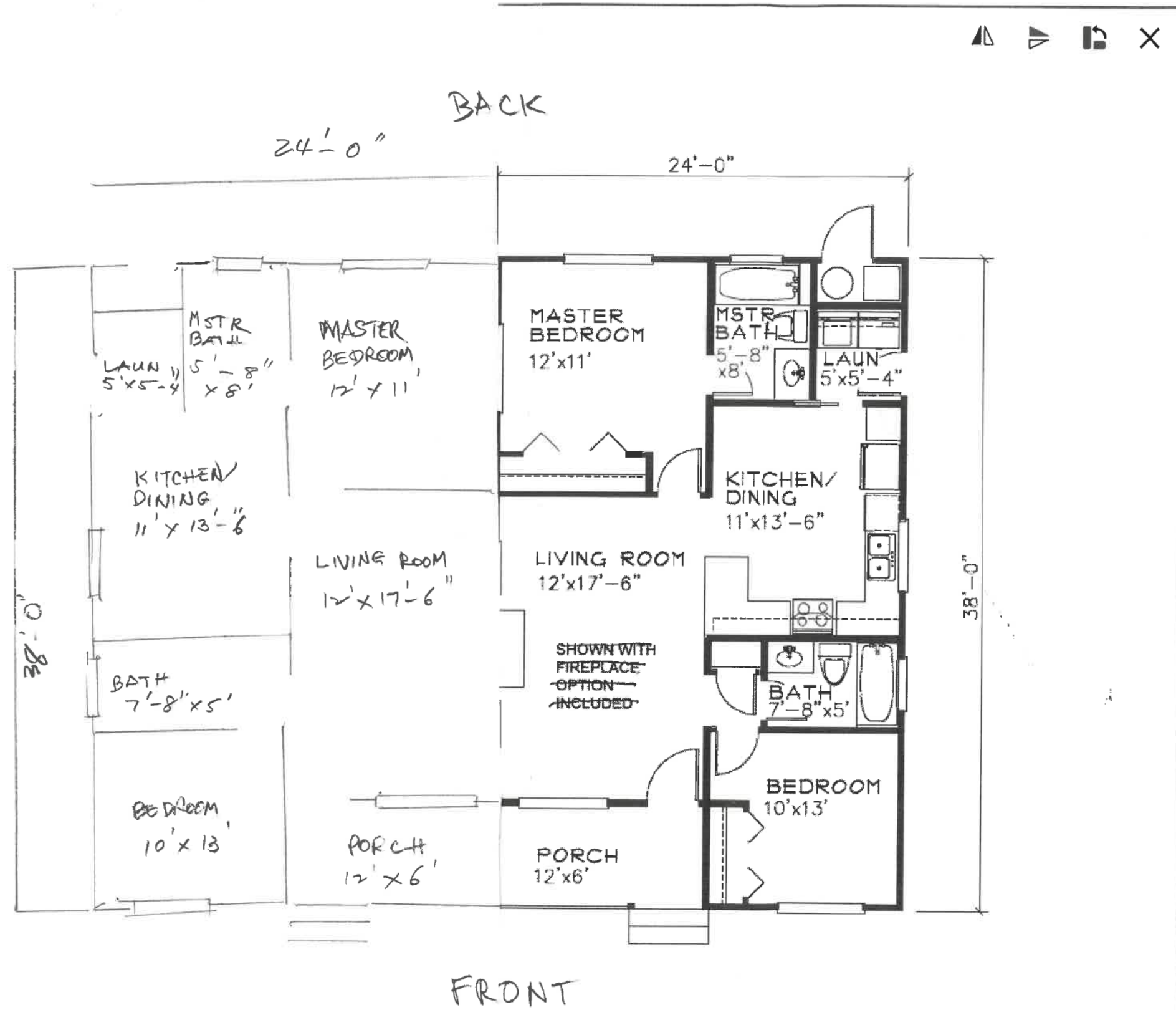
WE WANT R-1 TO R-2

Filter by All



Exterior - Front Elevation 2 for Cottage House Plan #515-56 - 2 bed, 2 bath





or Plan - Other Floor for Cottage House Plan #515-56 - 2 bed, 2 bath



2026 Property Record Card



Parcel: **18-21-30-501-0200-0160**
 Property Address:
 Owners: **BELINDA S BALLERAS REV LIVING TRUST**
 2026 Market Value \$156,000 Assessed Value \$74,889 Taxable Value \$74,889
 2025 Tax Bill \$1,392.77 Tax Savings with Non-Hx Cap \$741.15
 Vacant Residential property has a lot size of 0.57 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	18-21-30-501-0200-0160
Property Address	
Mailing Address	2023 SEPLER CT FERN PARK, FL 32730-3107
Subdivision	LAKEVIEW
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$156,000	\$156,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$156,000	\$156,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$81,111	\$87,919
P&G Adjustment	\$0	\$0
Assessed Value	\$74,889	\$68,081

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,133.92
Tax Bill Amount	\$1,392.77
Tax Savings with Exemptions	\$741.15

Owner(s)

Name - Ownership Type
 BELINDA S BALLERAS REV LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 16 17 18 + 19 BLK 2
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$74,889	\$0	\$74,889
SCHOOLS	\$156,000	\$0	\$156,000
FIRE	\$74,889	\$0	\$74,889
ROAD	\$74,889	\$0	\$74,889
WATER MANAGEMENT DISTRICT	\$74,889	\$0	\$74,889

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2014	\$100	08348/1963	Vacant	No
QUIT CLAIM DEED	10/1/2006	\$100	06435/0377	Vacant	No
WARRANTY DEED	7/1/2005	\$49,900	05828/0292	Vacant	Yes
SPECIAL WARRANTY DEED	8/1/1995	\$155,000	02954/0158	Vacant	No
CERTIFICATE OF TITLE	12/1/1994	\$100	02921/1457	Vacant	No
QUIT CLAIM DEED	2/1/1990	\$100	02153/0633	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01595/1239	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01595/1233	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01584/0075	Vacant	No
WARRANTY DEED	6/1/1980	\$100	01284/1802	Vacant	No

Land

Units	Rate	Assessed	Market
200 feet X 125 feet	\$1,000/Front Foot	\$156,000	\$156,000

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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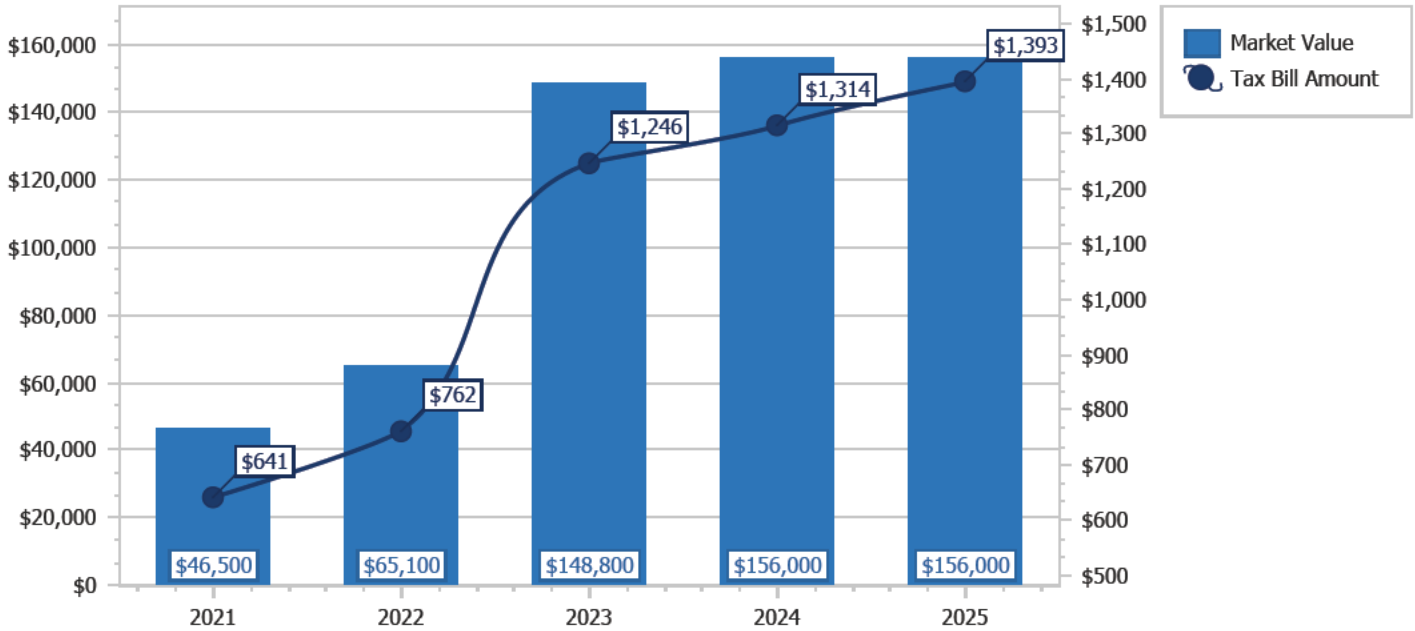
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/5/2026 2:36:08 PM
Project: 26-80000064
Credit Card Number: 41*****6559
Authorization Number: 005010
Transaction Number: 050626C1B-6F158942-CBE4-4B93-87A3-AE6F28F929D8
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	GARDENS OF LIFE COTTAGES - PRE-APPLICATION	PROJ #: 26-80000065
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/05/26	
RELATED NAMES:	EP BELINDA BALLERAS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	18-21-30-501-0200-0050	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO R-2 FOR A DUPLEX ON 0.26 ACRES LOCATED ON THE SOUTH SIDE OF DEPUGH ST, WEST OF CENTRAL ST	
NO OF ACRES	0.26	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTH SIDE OF DEPUGH ST, WEST OF CENTRAL ST	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
BELINDA BALLERAS 2023 SEPLER CT FERN PARK FL 32730 (407) 310-7818	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Medium Density Residential and R-1 (Single Family Dwelling) zoning.
- After speaking with the Applicant, it was determined that single-family residential units, rather than duplexes, would better meet their needs. To proceed with this approach, the Applicant must apply for the un-combination process to uncombine Lots 5 and 6 to their original platted lots.

PROJECT AREA ZONING AND AERIAL MAPS

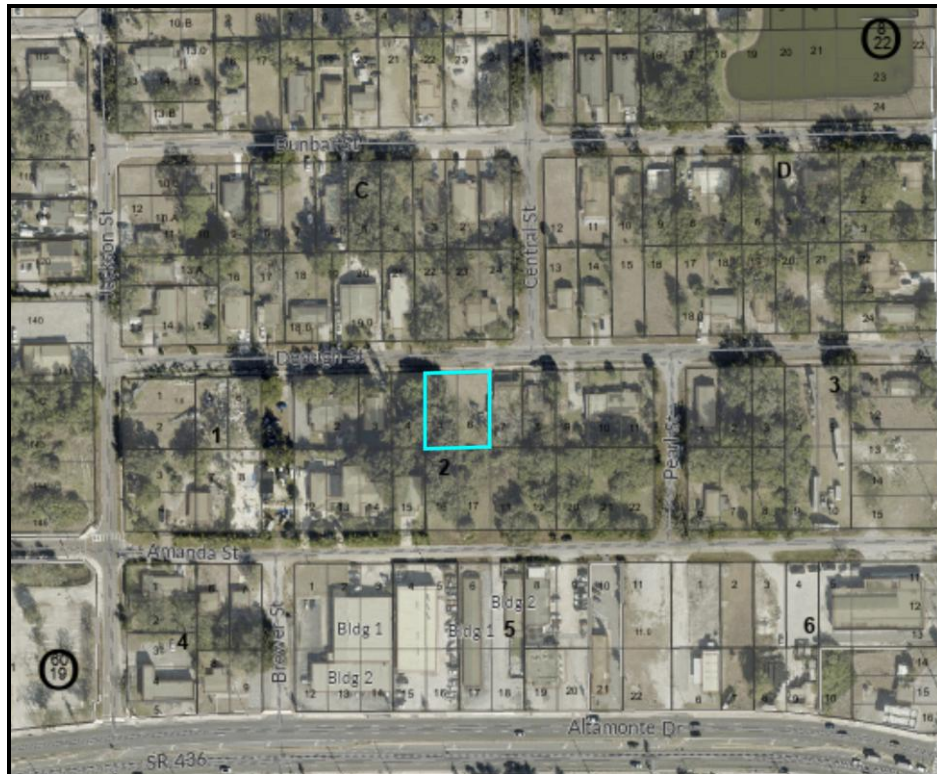
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
2.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms.	Info Only
3.	Building Division Daniel Losada	Facility must be fully compliant with the Florida Accessibility Code.	Info Only
4.	Comprehensive Planning David German	Site is located in Target Area East Altamonte. Per OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM: Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas: - The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards. Based on this, at the discretion of the Planning and Development Division Manager, infill development for legal lots of record which are not meeting current lot size and setback requirements may be allowed.	Info Only
5.	Comprehensive Planning David German	Site has an MDR Future Land Use. Per Policy FLU 5.2.2 Medium Density Residential: The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre... This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses. - Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Info Only
6.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the	Info Only

		corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	
7.	Comprehensive Planning David German	Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Site is located in the Core Area of the Urban Centers and Corridors Overlay and has a MDR, Lower Intensity FLU. Based on this, the FAR is 0.2 and there is a maximum of 35 du/ac. To meet the maximum DU/ac listed in section 4.2.3, compliance with Missing Middle Alternative Standards (Policy 4.2.1) for the site is required.	Info Only
8.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
9.	Planning and Development Annie Sillaway	The subject site has an R-1 (Single Family Dwelling) zoning classification; the building setbacks for R-1 are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Rear Yard 30 feet.	Info Only
10.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
11.	Planning and Development Annie Sillaway	The subject site is located within the City of Altamonte Springs Utility service area; please contact the City at 407-571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
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	Matthew Maywald	specific fire and life safety requirements as defined in FAC 69A.	
17.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
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26.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

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Public Works - Engineering	Review Complete	Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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