



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, December 3, 2025

9:00 AM

Room 3024 and hybrid TEAMS

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

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

#### **DRC & PRE- APPLICATIONS**

**9:00AM (IN PERSON) HILLVIEW TOWNHOMES - PRE-APPLICATION**

**[2025-1091](#)**

**Project Number:** 25-80000125

**Project Description:** Proposed Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from A-1 to R-3A for 70 townhome lots on 8.91 acres located on the south side of Hillview Dr, east of S SR 434

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

**Parcel ID:** 22-21-29-300-0360-0000++

**BCC District:** 3-Constantine

**Applicant:** Sergio Chong Sosa (407) 284-4163

**Consultant:** Rebecca Hammock (407) 487-2594

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

**9:20AM (IN PERSON) MERIWETHER SANFORD SUBDIVISION -  
PRE-APPLICATION**[2025-1094](#)**Project Number:** 25-80000128**Project Description:** Proposed Land Use Amendment, PD Rezone and Subdivision for a 158 single family residential lot subdivision on 66.33 acres in the A-1 Zoning District located on the north side of Celery Ave, west of Cameron Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 28-19-31-300-0170-0000+++**BCC District:** 5-Herr**Applicant:** Aaron Struckmeyer (407) 661-2201**Consultant:** Luke Classon (407) 552-2228**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (IN PERSON) RIVERSONG - PRE-APPLICATION**[2025-1092](#)**Project Number:** 25-80000127**Project Description:** Proposed Land Use Amendment from High Intensity Planned Development Airport to High Intensity Planned Development Transitional, Rezone from PD to PD and Subdivision for a mixed development on 32.61 acres located on the southwest corner of Richmond Ave and E SR 46**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 03-20-31-501-0A00-0010++**BCC District:** 5-Herr**Applicant:** Matt Stolz (407) 912-5000**Consultant:** Vijay Seelam (407) 815-3358**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:00AM (TEAMS) LAKE PARCEL - PRE-APPLICATION**[2025-1093](#)**Project Number:** 25-80000126**Project Description:** Proposed Subdivision for boat dock access on 1.58 acres in the A-1 Zoning District located on the west side of Lake Markham Rd, south of Sylvan Lake Dr**Project Manager:** Tiffany Owens 407-665-7354  
(towens04@seminolecountyfl.gov)**Parcel ID:** 35-19-29-300-0130-0000+**BCC District:** 5-Herr**Applicant:** Hunter Potalivo (305) 587-8890**Consultant:** Brandon Marcus (407) 649-4022**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**MAI SUSHI - PRE-APPLICATION**

**[2025-1095](#)**

**Project Number:** 25-80000129

**Project Description:** Proposed Site Plan for a sushi kiosk in an existing grocery store on 9.45 acres in the PD Zoning District located on the southeast corner of Casa Verde Blvd and W 25th St

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

**Parcel ID:** 03-20-30-526-0000-0010

**BCC District:** 4-Lockhart

**Applicant:** Meghann Mingle (480) 909-9791

**Consultant:** N/A

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1091**

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**Title:**

**9:00AM (IN PERSON) HILLVIEW TOWNHOMES - PRE-APPLICATION**

**Project Number:** 25-80000125

**Project Description:** Proposed Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from A-1 to R-3A for 70 townhome lots on 8.91 acres located on the south side of Hillview Dr, east of S SR 434

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

**Parcel ID:** 22-21-29-300-0360-0000++

**BCC District:** 3-Constantine

**Applicant:** Sergio Chong Sosa (407) 284-4163

**Consultant:** Rebecca Hammock (407) 487-2594





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

**PROJ. #:** 25-80000125  
Received: 11/12/25  
Paid: 11/12/25

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME:	
PARCEL ID #(S):	
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	FUTURE LAND USE:

**APPLICANT**

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

**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: \_\_\_\_\_

\_\_\_\_\_

**STAFF USE ONLY**

COMMENTS DUE: 11/21	COM DOC DUE: 11/25	DRC MEETING: 12/3
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Hillview Dr, east of S SR 434
W/S: Altamonte Springs	BCC: 3: Constantine	

Agenda: 11/26

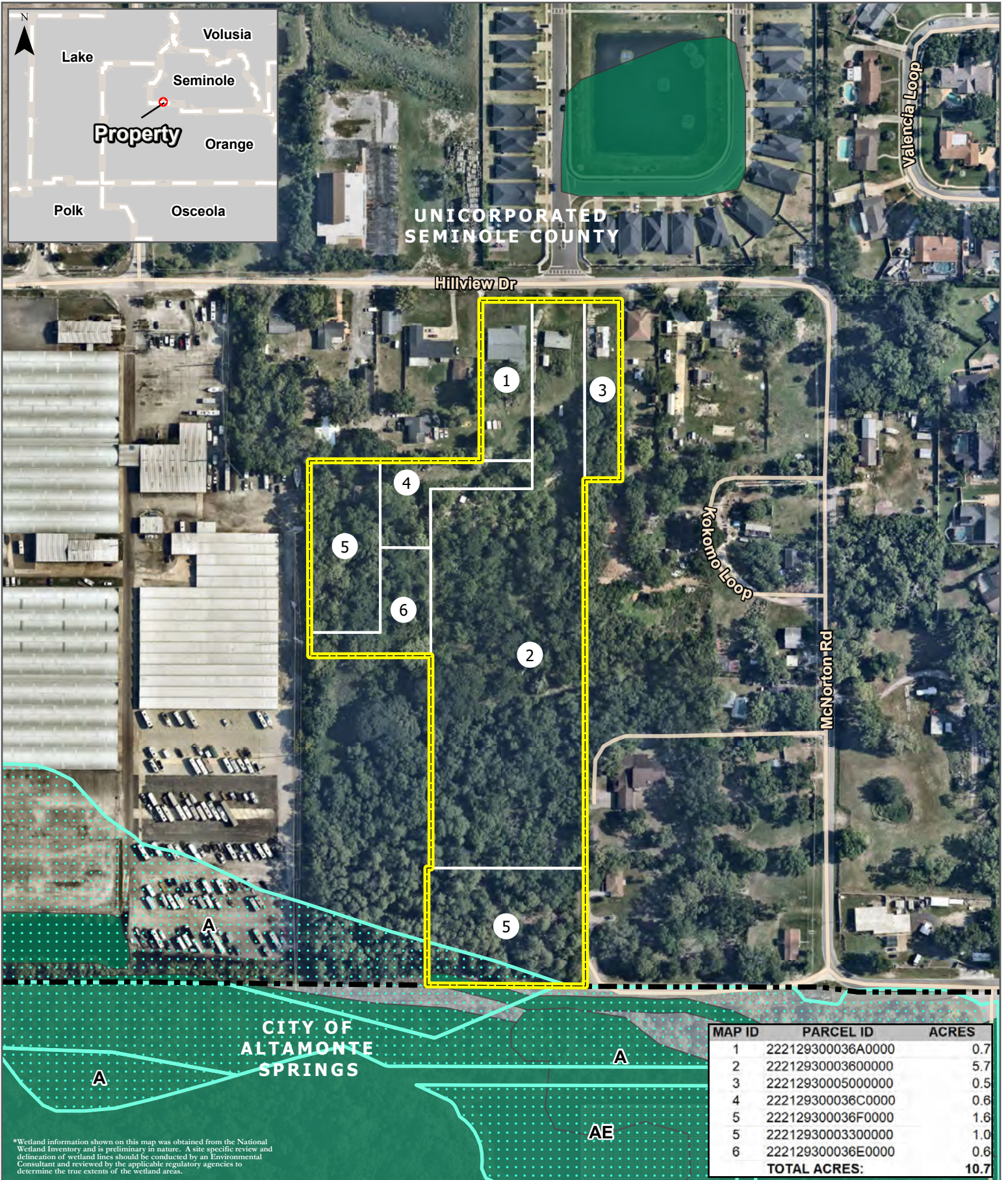
### **Hillview South Project Narrative:**

- The proposed project is for an approximately 70-unit residential townhouse project with 24' x 80' (min) lots. May change based on building setback requirements.
- To develop the subject property the applicant will be requesting a future land use map amendment to MDR and a rezoning to R-3A.
- A new concept is being provided for review and comment that includes the following parcels:
  - 22-21-29-300-036F-0000
  - 22-21-29-300-0500-0000
  - 22-21-29-300-036A-0000
  - 22-21-29-300-036C-0000
  - 22-21-29-300-0360-0000
  - 22-21-29-300-0330-0000
  - 22-21-29-300-036E-0000

The concept plans include the following elements:

- A minimum of 25% open space. The stormwater pond meeting the requirements of Section 30.14.2.3 (h) will be utilized as open space.
- 15' building separation between groups of townhouses.
- 25' perimeter buffers, however buffers may be decreased if not required to be 25' to add lot depth, if needed, to meet setback requirements.





UNINCORPORATED  
SEMINOLE COUNTY

Hillview Dr

Valencia Loop

Kokomo Loop

McNorton Rd

CITY OF  
ALTAMONTE  
SPRINGS

MAP ID	PARCEL ID	ACRES
1	222129300036A0000	0.7
2	22212930003600000	5.7
3	22212930005000000	0.5
4	222129300036C0000	0.6
5	222129300036F0000	1.6
5	22212930003300000	1.0
6	222129300036E0000	0.6
<b>TOTAL ACRES:</b>		<b>10.7</b>

\*Wetland information shown on this map was obtained from the National Wetland Inventory and is preliminary in nature. A site specific review and delineation of wetland lines should be conducted by an Environmental Consultant and reviewed by the applicable regulatory agencies to determine the true extents of the wetland areas.

Map Source: Esri, Seminole County, FL, FEMA, NWI

-  Property
-  Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood
-  Wetlands\*

Existing Conditions

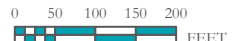
**HILLVIEW PROPERTY**



2602 E. Livingston Street  
Orlando, FL 32803 Ph. 407-487-2594

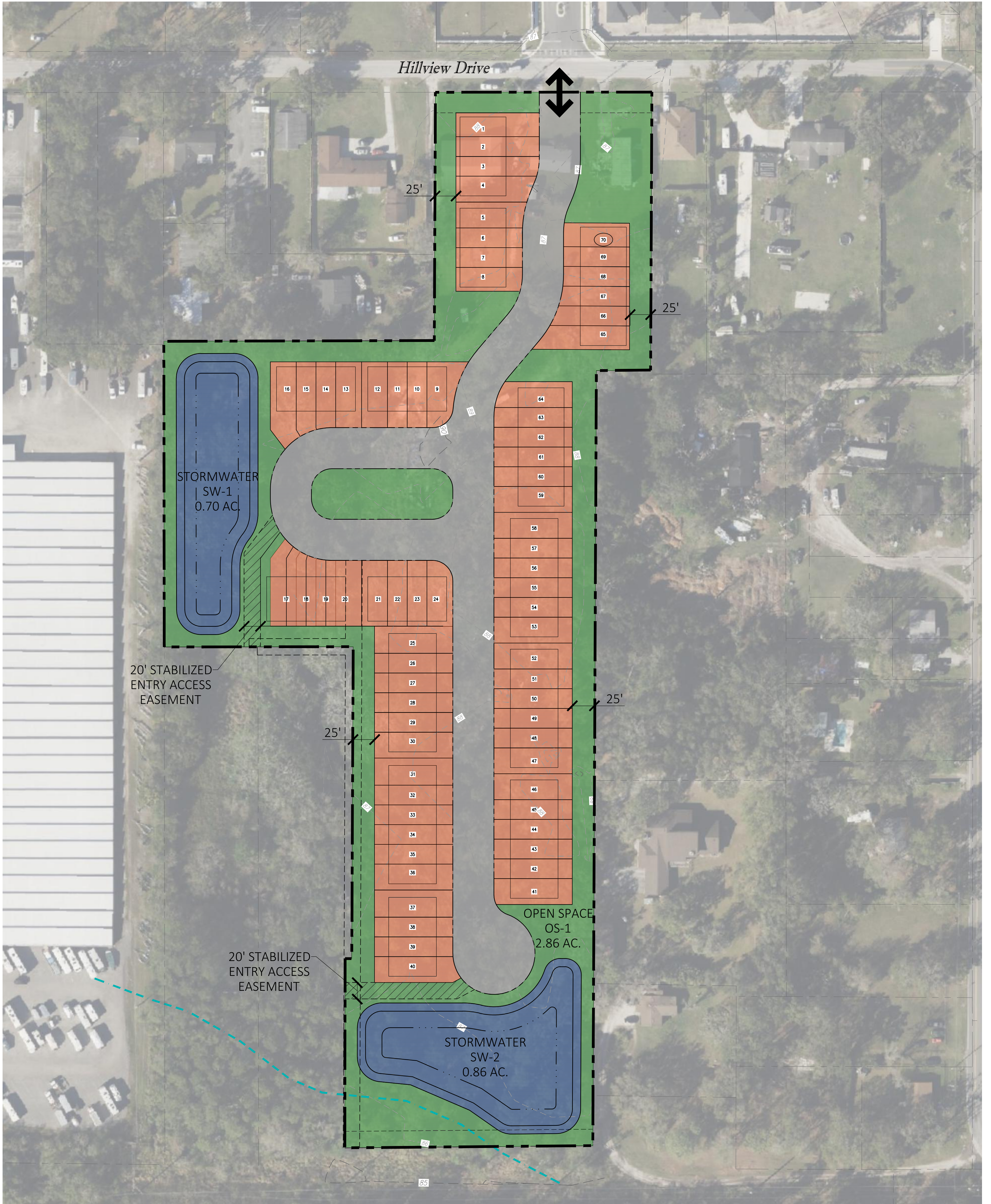
www.poulosandbennett.com  
Certificate of Authorization No. 28567

a Pape-Dawson company



08/15/2017  
P & B Job No.: 25-12.7





### LEGEND

- Project Boundary
- 100-Year Floodplain (FEMA)
- 24' x 80' Min. Lot (Total = 70)
- Open Space
- Stormwater
- ↕ Full Access Point

TOTAL SITE AREA = 10.52 AC.  
 TOTAL LOTS = 4.18 AC.  
 TOTAL OPEN SPACE = 2.86 AC.  
 TOTAL STORMWATER = 1.56 AC.  
 TOTAL ROW = 1.92 AC.  
 PROPOSED DENSITY = 8.3 DU/AC.  
 (70 UNITS/8.42 NET DEVELOPABLE AREA)

**Disclaimers:**  
 1. This concept plan is illustrative in nature and based on information provided by the Client. It has not been compared with the jurisdictional development standards for validation of density, stormwater calculations, roadway geometry, etc. All conceptual plans are subject to change based on final entitlements and engineering.

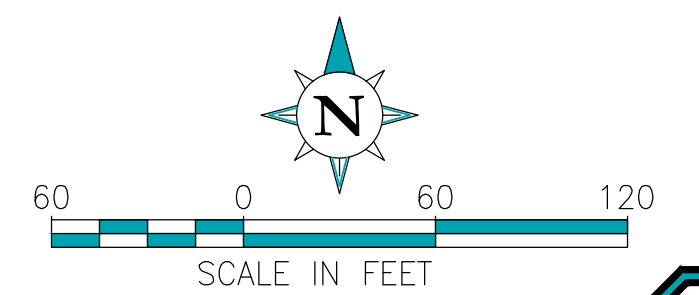
### Concept Plan #9

## Meritage Homes - Hillview Drive

**POULOS & BENNETT**

a Pape-Dawson company

www.poulosandbennett.com  
 Certificate of Authorization No. 28567



November 7, 2025  
 P & B Job No.: 25-121

2602 E. Livingston St.  
 Orlando, Florida 32803- 407.487.2594



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

**Receipt Details**

**Date:** 11/12/2025 11:58:49 AM  
**Project:** 25-80000125  
**Credit Card Number:** 41\*\*\*\*\*4697  
**Authorization Number:** 07639G  
**Transaction Number:** 121125O10-AB9E5379-EF78-4B01-B320-6F3C323F2555  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>HILLVIEW TOWNHOMES - PRE-APPLICATION</b>	<b>PROJ #: 25-80000125</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/12/25	
RELATED NAMES:	EP REBECCA HAMMOCK	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0360-0000++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND REZONE FROM A-1 TO R-3A FOR 70 TOWNHOME LOTS ON 8.91 ACRES LOCATED ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF S SR 434	
NO OF ACRES	8.91	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF S SR 434	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	NA	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SERGIO CHONG SOSA MERITAGE HOMES 5337 MILLENIA LAKE BLVD STE 23 ORLANDO FL 32839 (407) 284-4163 SERGIO.CHONGSOSA@MERITAGEHOMES.COM	REBECCA HAMMOCK POULOS & BENNETT LLC 2602 E LIVINGSTON ST ORLANDO FL 32803 (407) 487-2594 RHAMMOCK@POULOSANDBENNETT.COM	

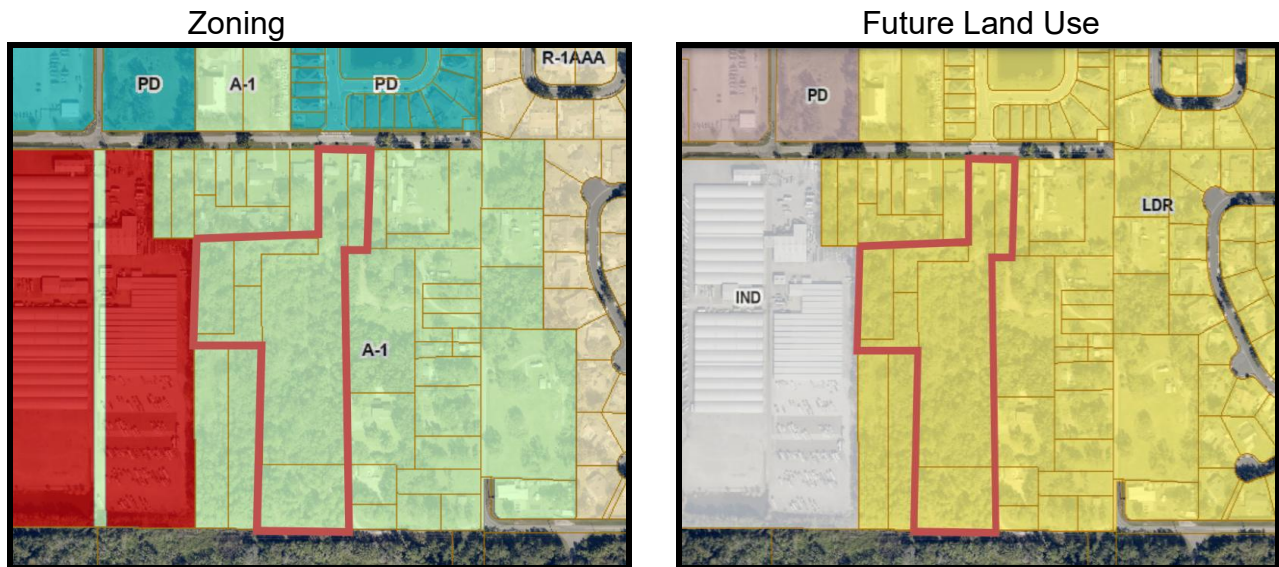
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) zoning.
- Staff may support a Future Land Use Amendment from Low Density Residential to Medium Density Residential, and a Rezoning from A-1 (Agriculture) to R-3A (Multiple Family Dwelling), as the proposed development appears to comply with the maximum allowed density of ten (10) dwelling units per net buildable acre.

## PROJECT AREA ZONING AND AERIAL MAPS



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
3.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED Annie Sillaway	Please refer to Sec. 30.14.3 buffering regarding the potential landscape buffer requirements.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of the Rezone.	Info Only
7.	Building Division Phil Kersey	11/14/25: - Standard building permitting will apply. - Each townhome, and separate structure will require a separate permit. Example: signage, fence/ gates systems, each townhome, etc.....	Info Only
8.	Comprehensive Planning David German	LDR (Low Density Residential) Future Land Use has a maximum density of four dwelling units per net buildable acre and lists the following uses per Policy FLU 5.2.1 Low Density Residential: Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest	Info Only



		cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, the proposed density exceeds the four dwelling units per acre and is not consistent with the LDR Future Land Use. With a proposed rezone to MDR FLU, please note: Policy FLU 5.2.2 Medium Density Residential	
9.	Comprehensive Planning David German	Please note: 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. Uses - Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; - Missing Middle housing typologies (except for live/work units), as defined in the Introduction Element at a maximum density of 10 dwelling units per next buildable acre; Staff may support a Future Land Use amendment to MDR.	Info Only
10.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it.	Info Only
11.	Environmental Services James Van Alstine	This development will be required to connect to City of Altamonte Springs water and sewer based on the intensity of the proposed development (no option for well/septic allowed).	Info Only
12.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
13.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
14.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected	Info Only

		and preserved trees. SCLDC 60.10(b)(1)	
15.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources Sarah Harttung	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
20.	Natural Resources Sarah Harttung	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
21.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
22.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
24.	Natural	Trees located within a designated conservation area shall	Info

	Resources Sarah Harttung	not count toward replacement requirements. SCLDC 60.9(d)(7)	Only
25.	Natural Resources Sarah Harttung	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
26.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
27.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
28.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Natural Resources Sarah Harttung	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
30.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
31.	Natural Resources Sarah Harttung	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Tavares-Millhopper Complex). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
32.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
33.	Planning and Development Annie Sillaway	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	Info Only

		information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
34.	Planning and Development Annie Sillaway	The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) zoning.	Info Only
35.	Planning and Development Annie Sillaway	The building setbacks for the R-3A (Multiple Family Dwelling) zoning classification are as follows: Twenty-five (25) feet Front, Side, and Rear boundaries of the overall project site perimeter.	Info Only
36.	Planning and Development Annie Sillaway	Per Sec. 30.4.8.3 (a) General Provisions and Exception in R-3A - Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.	Info Only
37.	Planning and Development Annie Sillaway	Straight Rezone and Subdivision Process:  Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.  Step 2 – Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. If the subject site is not being proposed, this step may be skipped.  Step 3 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed	Info Only

		<p>administratively.</p> <p>Step 4 – Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	
38.	<p>Planning and Development Annie Sillaway</p>	<p>A Small Scale Future Land Use Amendment &amp; Rezone may take between 4 – 5 months and involves a public hearing with the Planning &amp; Zoning Commission Board and two public hearings with the Board of County Commissioners.</p>	Info Only
39.	<p>Planning and Development Annie Sillaway</p>	<p>The Applicant will be required to conduct a community meeting procedures since they are proposing to do a Future Land Use Amendment and a Rezone to the subject property. Please refer below to what is required for a Community Meeting. Per Sec. 30.3.5.3:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> </ul>	Info Only
40.	<p>Planning and Development Annie Sillaway</p>	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: 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
41.	<p>Planning and</p>	<p>Standards of Review – Category I</p>	Info

	<p>Development Annie Sillaway</p>	<p>All proposed amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant:</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p> <ol style="list-style-type: none"> <li>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</li> <li>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</li> <li>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</li> <li>4 Economic development (enabling higher paying jobs);</li> <li>5 Reduction in transportation impacts on area-wide roads;</li> <li>6 Mass transit and a variety of transportation choices; or</li> <li>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.</li> </ol>	<p>Only</p>
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42.	Planning and Development Annie Sillaway	Per Sec. 30.4.8.3 (d) General Provisions and Exception in R-3A - Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.	Info Only
43.	Planning and Development Annie Sillaway	Per Sec. 30.4.8.3 (h) General Provisions and Exception in R-3A- If covered storage for vehicles is provided, garage doors may not face a public right-of-way. If the proposed townhome development proposes a private internal right-of-way, then this section of the code does not apply.	Info Only
44.	Planning and Development Annie Sillaway	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
45.	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
46.	Planning and Development Annie Sillaway	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
47.	Planning and Development Annie Sillaway	The subject site has an existing Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre.	Info Only
48.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
49.	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
50.	Planning and Development Annie Sillaway	Per Sec. 30.11.7 (c) (3) - Attached single-family units with garages are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners. At the time the Development Plan is submitted to the County, the Applicant can place a note on the development plan to waive from this section of the code.	Info Only
51.	Planning and Development Annie Sillaway	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-	Info Only

		0069 or joy_ford@scps.k12.fl.us	
52.	Planning and Development Annie Sillaway	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre.	Info Only
53.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	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
55.	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
56.	Public Safety - Fire Marshal Matthew Maywald	"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
57.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay HOSE LAY REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 1, SECTION 18.2.3.2.2 (2021 EDITION) Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is	Info Only



		located not more than 150 feet (450 feet if equipped with an automatic fire sprinkler system) from fire department access roads as measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 NFPA 1, 2021 Edition)	
58.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
59.	Public Safety - Fire Marshal Matthew Maywald	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
60.	Public Works - Engineering Jennifer Goff	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
61.	Public Works - Engineering Jennifer Goff	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
62.	Public Works - Engineering Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
63.	Public Works - Engineering Jennifer Goff	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
64.	Public Works - Engineering Jennifer Goff	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
65.	Public Works - Engineering Jennifer Goff	There appears that several properties that are currently land locked for access adjacent to the property. The Code and the Public Works Engineering Manual require that the	Info Only

		streets "Facilitate and coordinate with the desirable future platting of adjoining unplatted property of a similar character and provide for local circulation and convenient access to neighborhood facilities.". A connection to these lots need to be addressed as part of the design of this property.	
66.	Public Works - Engineering Jennifer Goff	The property is adjacent to Hillview Avenue which is classified as a local road. Hillview Avenue is currently programmed to be improved according to the County 5-year Capital Improvement Program for drainage and some roadway improvements. Please coordinate with Seminole County Public Works to ensure that the proposed improvements will not affect the County project.	Info Only
67.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
68.	Public Works - Engineering Jennifer Goff	Based on a preliminary review, the site appears to outfall to the south across private property.	Info Only
69.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope generally south. This area floods and eventually floods through Spring Valley which has a constrained drainage system.	Info Only
70.	Public Works - Engineering Jennifer Goff	The access to the property needs to align with the roadway across the street.	Info Only
71.	Public Works - Engineering Jennifer Goff	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues; therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. At final engineering if a viable outfall is demonstrated these requirements may be reduced.	Info Only
72.	Public Works - Engineering Jennifer Goff	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
73.	Public Works - Engineering Jennifer Goff	The proposed project is located within the Little Wekiva drainage basin.	Info Only
74.	Public Works - Engineering Jennifer Goff	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils.	Info Only
75.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review	Info Only

		and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	
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### 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 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1094**

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**Title:**

**9:20AM (IN PERSON) MERIWETHER SANFORD SUBDIVISION - PRE-APPLICATION**

**Project Number:** 25-80000128

**Project Description:** Proposed Land Use Amendment, PD Rezone and Subdivision for a 158 single family residential lot subdivision on 66.33 acres in the A-1 Zoning District located on the north side of Celery Ave, west of Cameron Ave

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

**Parcel ID:** 28-19-31-300-0170-0000+++

**BCC District:** 5-Herr

**Applicant:** Aaron Struckmeyer (407) 661-2201

**Consultant:** Luke Classon (407) 552-2228



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

PROJ. #: 25-80000128

Received: 11/13/25

Paid: 11/13/25

## 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: Meriwether Sanford Subdivision

 PARCEL ID #(S): 27193150100000010, 27193150100000040, 28193130001500000,  
 28193130001700000, 28193130001900000, 28193130002000000

TOTAL ACREAGE: 66.33

BCC DISTRICT: District 5

ZONING: A-1 Agricultural-1Ac

FUTURE LAND USE: SE Seminole Estates

#### APPLICANT

NAME: Aaron Struckmeyer, PE

COMPANY: Pulte Home Company, LLC

ADDRESS: 4901 Vineland Road, Suite 500

CITY: Orlando

STATE: FL

ZIP: 32811

PHONE: (407) 661-2201

EMAIL: aaron.struckmeyer@pultegroup.com

#### CONSULTANT

NAME: Luke Classon, PE

COMPANY: 1828 Engineering, LLC

ADDRESS: 2400 Maitland Center Parkway, Suite 107

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: (407) 558-2228

EMAIL: lclasson@1828eng.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

 SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION
Description of proposed development: Single-Family Residential Subdivision

#### STAFF USE ONLY

COMMENTS DUE: 11/21COM DOC DUE: 11/25DRC MEETING: 12/3
 PROPERTY APPRAISER SHEET  
  PRIOR REVIEWS:
ZONING: A-1FLU: SE

LOCATION:

on the north side of Celery Ave,  
 west of Cameron Ave
W/S: City of SanfordBCC: 5: Herr

Agenda: 11/26

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Seminole County Planning & Zoning Office  
1101 East First Street  
Sanford, Florida 32771

**RE: MERIWETHER SANFORD SUBDIVISION PRE-APPLICATION MEETING  
REQUEST**

**To Whom it May Concern:**

1828 Engineering, LLC, would like to provide this narrative in conjunction with the Pre-Application Meeting Request for the Meriwether Sanford Subdivision.

The project is a proposed single-family residential subdivision north of Celery Avenue and west of Cameron Avenue, within unincorporated Seminole County and the Sanford JPA Area. The current layout proposes a mix of 50-foot-wide and 60-foot wide lots, as well as three (3) 1-acre lots.

Three (3) access points are proposed, with two (2) main entrances on Celery Avenue, and a secondary entrance on Cameron Avenue.

Initial site research suggests that the FEMA Floodplain may be further north than what is shown on the GIS data currently available to us. Coordination through FEMA will be necessary to determine the actual location of the floodplain and amend the FIRM maps if necessary.

As the site is within the Utility Service Area of City of Sanford, additional coordination with the City will be required to permit the utilities while concurrently permitting entitlements and sitework through the County, and we have also reached out to the City to set up a Pre-Application meeting with them.

If you have any additional questions or concerns, please feel free to contact me at [lclasson@1828eng.com](mailto:lclasson@1828eng.com) or office 407-558-2228.


VERY TRULY YOURS,  
1828 ENGINEERING, LLC



LUKE M. CLASSON, P.E..  
PRINCIPAL/SR PROJECT MANAGER.






**Legend**  
 Celery Avenue Site (± 66.33 ac.)

**1828**  
**ENGINEERING**

**Celery Avenue Site**

**1828 ENGINEERING, LLC**  
 2400 MATTLAND CENTER PKWY, SUITE 107  
 MATTLAND, FLORIDA 32751  
 (407) 558-2228  
 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

**2025 Aerial Photograph**  
 Seminole County, Florida  
 1" = 350 ft  
 Date: 11/2/2025 **28**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the Geocommunity User Community





**Legend**  
  Celery Avenue Site (± 66.33 ac.)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



## Celery Avenue Site

### Location Map

Seminole County, Florida



1" = 1 mi

Date: 10/31/2025

**1828 ENGINEERING, LLC**  
 2400 MAITLAND CENTER PKWY, SUITE 107  
 MAITLAND, FLORIDA 32751  
 (407) 558-2228  
 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060





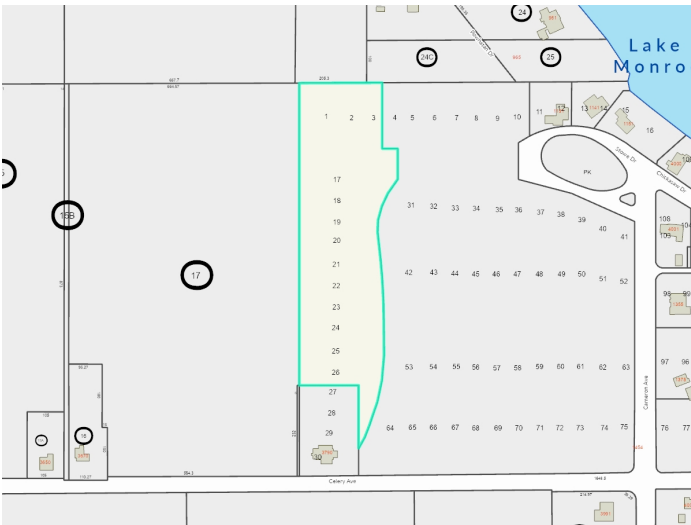


# Property Record Card



Parcel: 27-19-31-501-0000-0010  
 Property Address:  
 Owners: ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...  
 2026 Market Value \$462,480 Assessed Value \$1,107 Taxable Value \$1,107  
 2025 Tax Bill \$11.96 Tax Savings with Exemptions \$4,984.40  
 Grazing Land property has a lot size of 4.92 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	27-19-31-501-0000-0010
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$462,480	\$462,480
Land Value Agriculture	\$1,107	\$1,107
Just/Market Value	\$462,480	\$462,480
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	\$1,107	\$1,107

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,996.36
Tax Bill Amount	\$11.96
Tax Savings with Exemptions	\$4,984.40

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 BARLEY, SAMUEL - Tenants in Common :8.33  
 MITSUDA, MEGAN B - Tenants in Common :8.33  
 BURNS, SARA G - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

LOTS 1 TO 3 & 17 TO 30 & VACD  
 STS & ALLEYS ADJ (LESS BEG 25 FT  
 W OF SW COR LOT 30 RUN N 232 FT E  
 169 FT S 232 FT W 169 FT TO BEG)  
 INDIAN MOUND VILLAGE  
 PB 5 PG 24

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,107	\$0	\$1,107
Schools	\$1,107	\$0	\$1,107
SJWM(Saint Johns Water Management)	\$1,107	\$0	\$1,107

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1927	Vacant	No
QUIT CLAIM DEED	5/7/2024	\$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0268	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
TRUSTEE DEED	8/1/2003	\$100	05043/1574	Vacant	No
WARRANTY DEED	4/1/1995	\$100	02904/1810	Vacant	No

## Land

Units	Rate	Assessed	Market
4.92 Acres	\$94,000/Acre Market, \$225/Acre AG	\$1,107	\$462,480

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

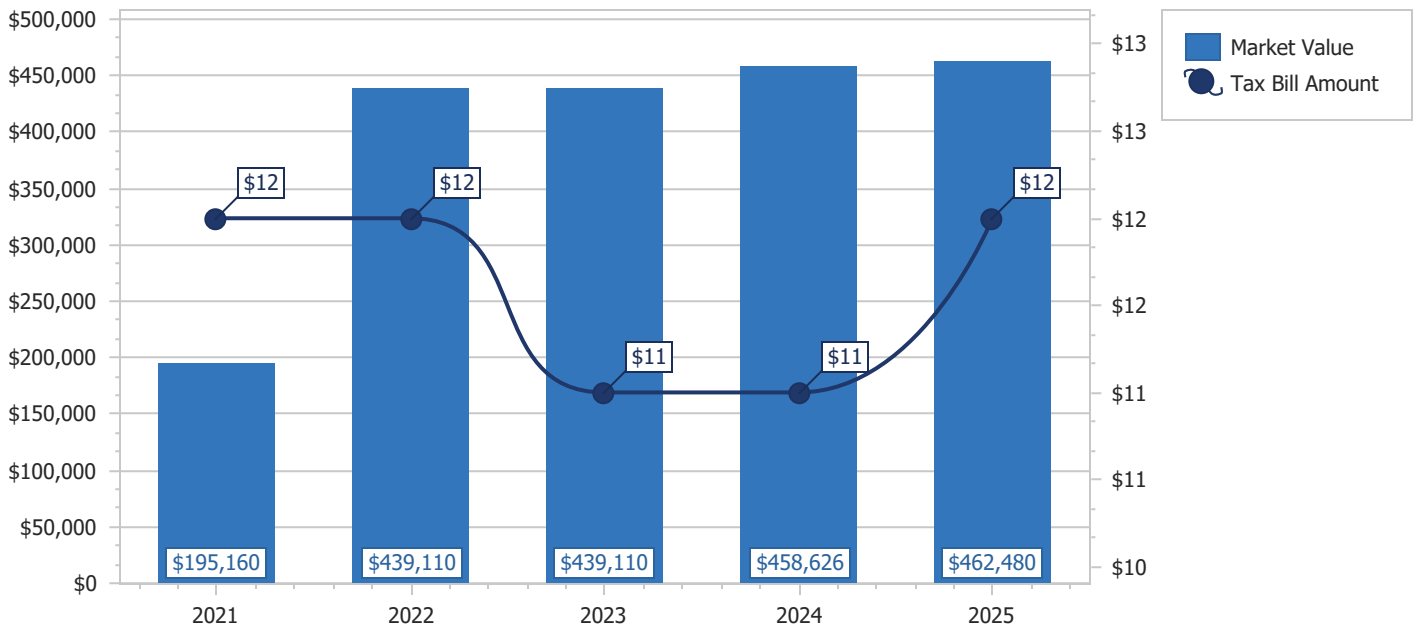
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



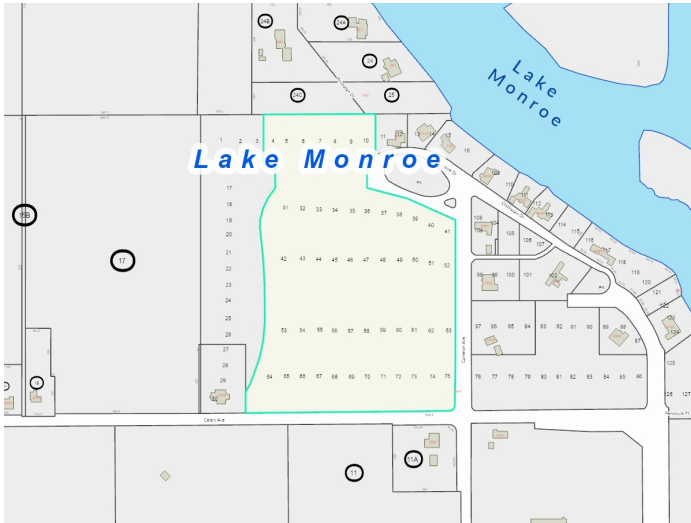
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# Property Record Card



Parcel: 27-19-31-501-0000-0040  
 Property Address:  
 Owners: ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...  
 2026 Market Value \$1,716,000 Assessed Value \$2,059 Taxable Value \$2,059  
 2025 Tax Bill \$22.24 Tax Savings with Exemptions \$18,516.39  
 Grazing Land property has a lot size of 16.15 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	27-19-31-501-0000-0040
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$1,716,000	\$1,716,000
Land Value Agriculture	\$2,059	\$2,059
Just/Market Value	\$1,716,000	\$1,716,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,059	\$2,059

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,538.63
Tax Bill Amount	\$22.24
Tax Savings with Exemptions	\$18,516.39

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 BARLEY, SAMUEL - Tenants in Common :8.33  
 MITSUDA, MEGAN B - Tenants in Common :8.33  
 BURNS, SARA G - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

LOTS 4 TO 10 & 31 TO 75 & VACD ST  
 & ALLEYS ADJ  
 INDIAN MOUND VILLAGE  
 PB 5 PG 24

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,059	\$0	\$2,059
Schools	\$2,059	\$0	\$2,059
SJWM(Saint Johns Water Management)	\$2,059	\$0	\$2,059

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	\$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	05154/0429	Vacant	No

## Land

Units	Rate	Assessed	Market
17.16 Acres	\$100,000/Acre Market, \$120/Acre AG	\$2,059	\$1,716,000



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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

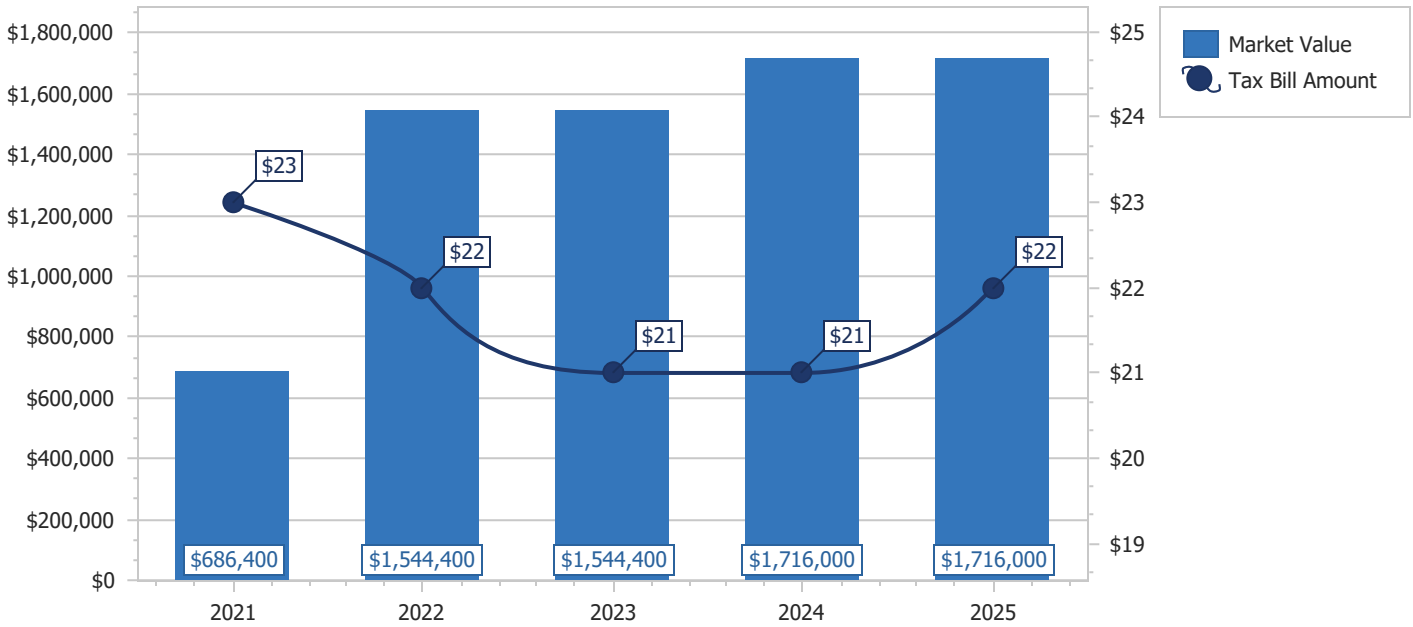
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



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# Property Record Card



Parcel: **28-19-31-300-0150-0000**  
 Property Address:  
 Owners: **BARLEY, SAMUEL; MITSUDA, MEGAN B; BURNS, SARA G; BEASLEY, ERIN G; NEITZKE, KATH...**  
 2026 Market Value \$733,200 Assessed Value \$1,755 Taxable Value \$1,755  
 2025 Tax Bill \$18.96 Tax Savings with Exemptions \$7,902.09  
 Grazing Land property has a lot size of 7.85 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	28-19-31-300-0150-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$733,200	\$733,200
Land Value Agriculture	\$1,755	\$1,755
Just/Market Value	\$733,200	\$733,200
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	\$1,755	\$1,755

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,921.05
Tax Bill Amount	\$18.96
Tax Savings with Exemptions	\$7,902.09

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

BARLEY, SAMUEL - Tenants in Common :8.33  
 MITSUDA, MEGAN B - Tenants in Common :8.33  
 BURNS, SARA G - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 NEITZKE, KATHRYN S ENH LIFE EST - Tenants in  
 Common :11.11  
 ELLEN S PURCELL REV LIVING TRUST - Tenants in  
 Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

SEC 28 TWP 19S RGE 31E  
 S 1120 FT OF W 331 FT OF  
 LOT 2 (LESS S 213 FT OF E  
 105 FT + RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,755	\$0	\$1,755
Schools	\$1,755	\$0	\$1,755
SJWM(Saint Johns Water Management)	\$1,755	\$0	\$1,755

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	\$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	05154/0429	Vacant	No

## Land

Units	Rate	Assessed	Market
7.80 Acres	\$94,000/Acre Market, \$225/Acre AG	\$1,755	\$733,200

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
06459	INTERIOR ELECTRIC UP TO CODE	\$1,800		10/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed

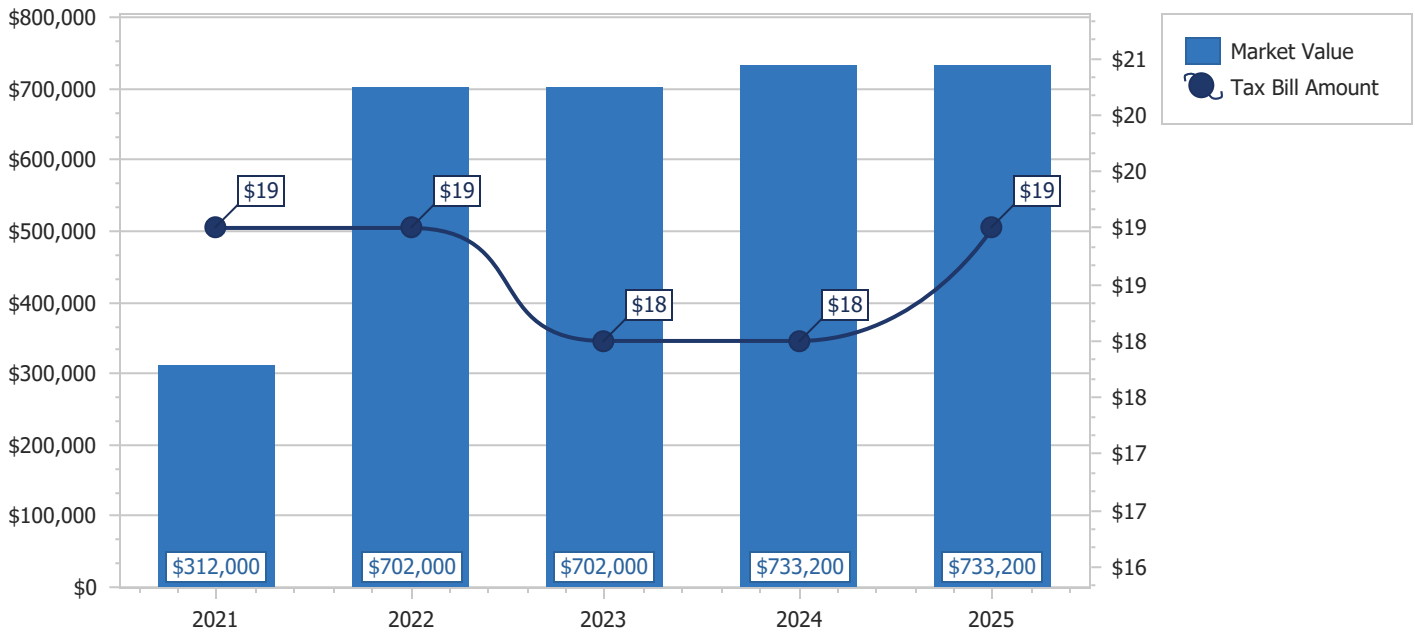
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



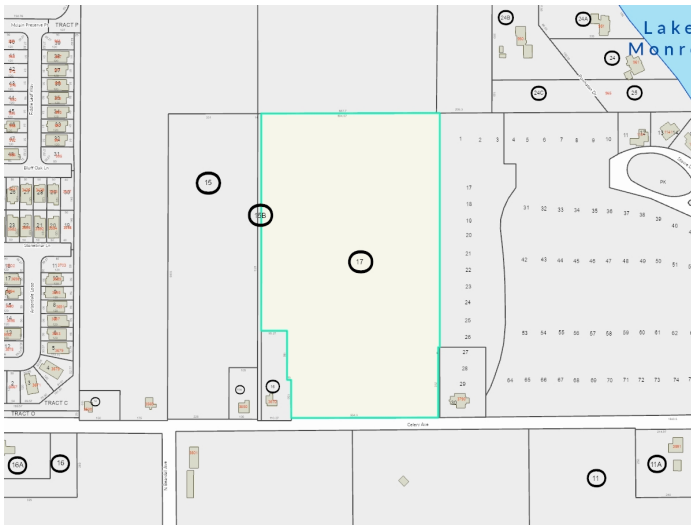
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# Property Record Card



Parcel: **28-19-31-300-0170-0000**  
 Property Address:  
 Owners: **BARLEY, SAMUEL M; MITSUDA, MEGAN B; BURNS, SARA B; BEASLEY, ERIN G; NEITZKE, KA...**  
 2026 Market Value \$1,510,580 Assessed Value \$3,616 Taxable Value \$3,616  
 2025 Tax Bill \$39.07 Tax Savings with Exemptions \$16,280.33  
 Grazing Land property has a lot size of 16.07 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	28-19-31-300-0170-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

## 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)	\$1,510,580	\$1,510,580
Land Value Agriculture	\$3,616	\$3,616
Just/Market Value	\$1,510,580	\$1,510,580
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	\$3,616	\$3,616

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,319.40
Tax Bill Amount	\$39.07
Tax Savings with Exemptions	\$16,280.33

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

BARLEY, SAMUEL M - Tenants in Common :8.33  
 MITSUDA, MEGAN B - Tenants in Common :8.33  
 BURNS, SARA B - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 NEITZKE, KATHRYN S ENH LIFE EST - Tenants in  
 Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 ELLEN S PURCELL REV LIVING TRUST - Tenants in  
 Common :11.11  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

SEC 28 TWP 19S RGE 31E  
 E 664.57 FT OF W 1009.57  
 FT OF S 1120 FT OF LOT 2  
 (LESS BEG SW COR RUN E  
 110.27 FT N 180 FT W 15 FT  
 N 180 FT W 95.27 FT S 360  
 FT TO BEG + E 6 FT OF S  
 262 FT + RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,616	\$0	\$3,616
Schools	\$3,616	\$0	\$3,616
SJWM(Saint Johns Water Management)	\$3,616	\$0	\$3,616

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1927	Vacant	No
QUIT CLAIM DEED	5/7/2024	\$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	05154/0429	Vacant	No

## Land

Units	Rate	Assessed	Market
16.07 Acres	\$94,000/Acre Market, \$225/Acre AG	\$3,616	\$1,510,580



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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

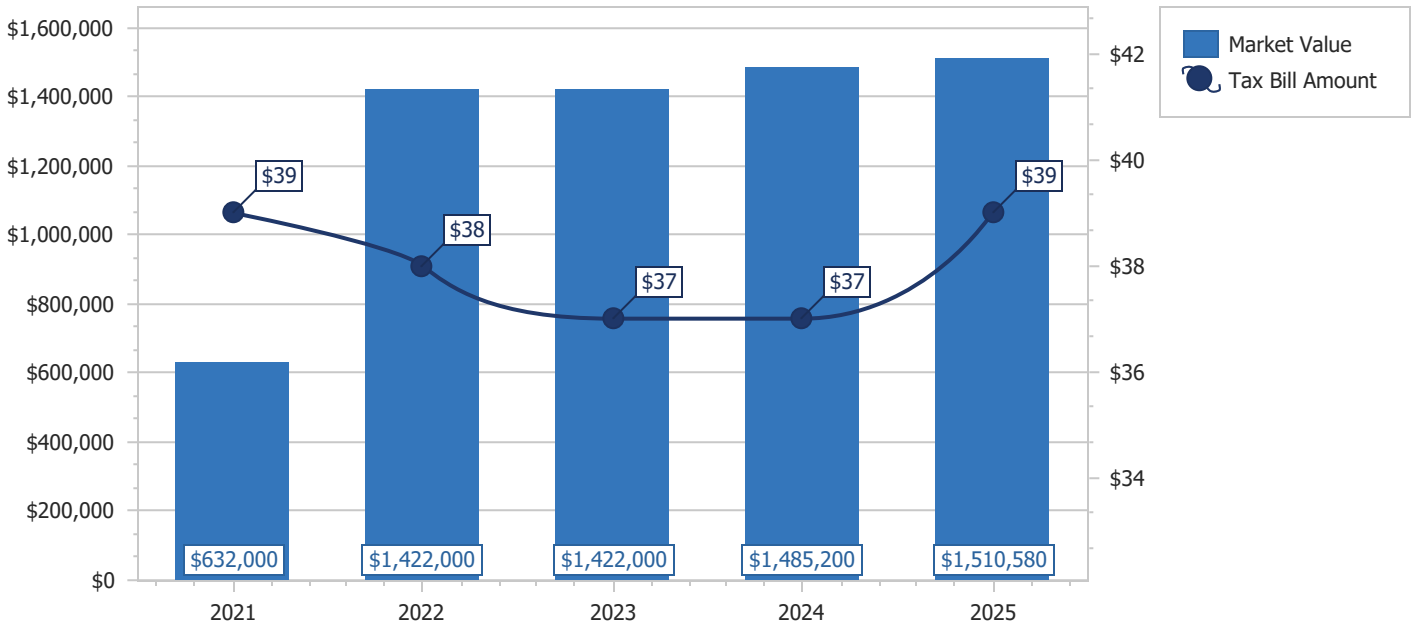
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



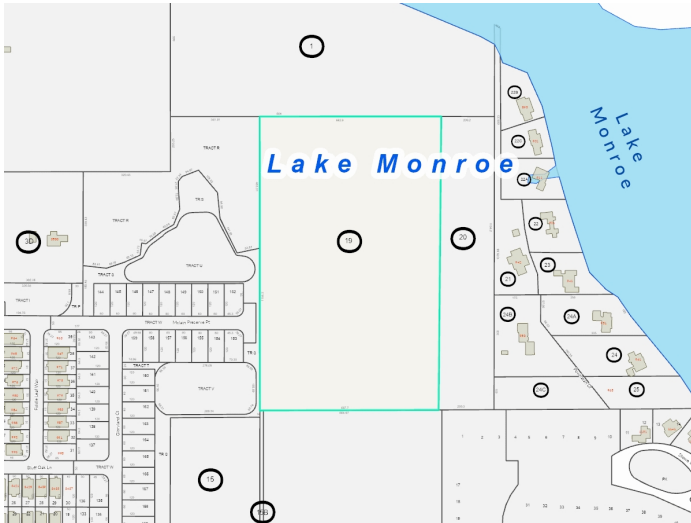
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# Property Record Card



Parcel: **28-19-31-300-0190-0000**  
 Property Address:  
 Owners: **NEITZKE, KATHRYN S ENH LIFE EST; BURNS, SARA B; BARLEY, SAMUEL M; BEASLEY, ERIN...**  
 2026 Market Value \$1,595,180 Assessed Value \$3,818 Taxable Value \$3,818  
 2025 Tax Bill \$41.25 Tax Savings with Exemptions \$17,192.12  
 Grazing Land property has a lot size of 16.40 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	28-19-31-300-0190-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$1,595,180	\$1,595,180
Land Value Agriculture	\$3,818	\$3,818
Just/Market Value	\$1,595,180	\$1,595,180
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	\$3,818	\$3,818

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,233.37
Tax Bill Amount	\$41.25
Tax Savings with Exemptions	\$17,192.12

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11  
 BURNS, SARA B - Tenants in Common :8.33  
 BARLEY, SAMUEL M - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 MITSUDE, MEGAN B - Tenants in Common :8.33  
 ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

SEC 28 TWP 19S RGE 31E  
 BEG 1120 FT N + 1007.7 FT  
 E OF S 1/4 SEC POST RUN W  
 667.7 FT N 1104.2 FT E  
 662.8 FT SLY TO BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,818	\$0	\$3,818
Schools	\$3,818	\$0	\$3,818
SJWM(Saint Johns Water Management)	\$3,818	\$0	\$3,818

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1929	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	05154/0429	Vacant	No

## Land

Units	Rate	Assessed	Market
16.97 Acres	\$94,000/Acre Market, \$225/Acre AG	\$3,818	\$1,595,180

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

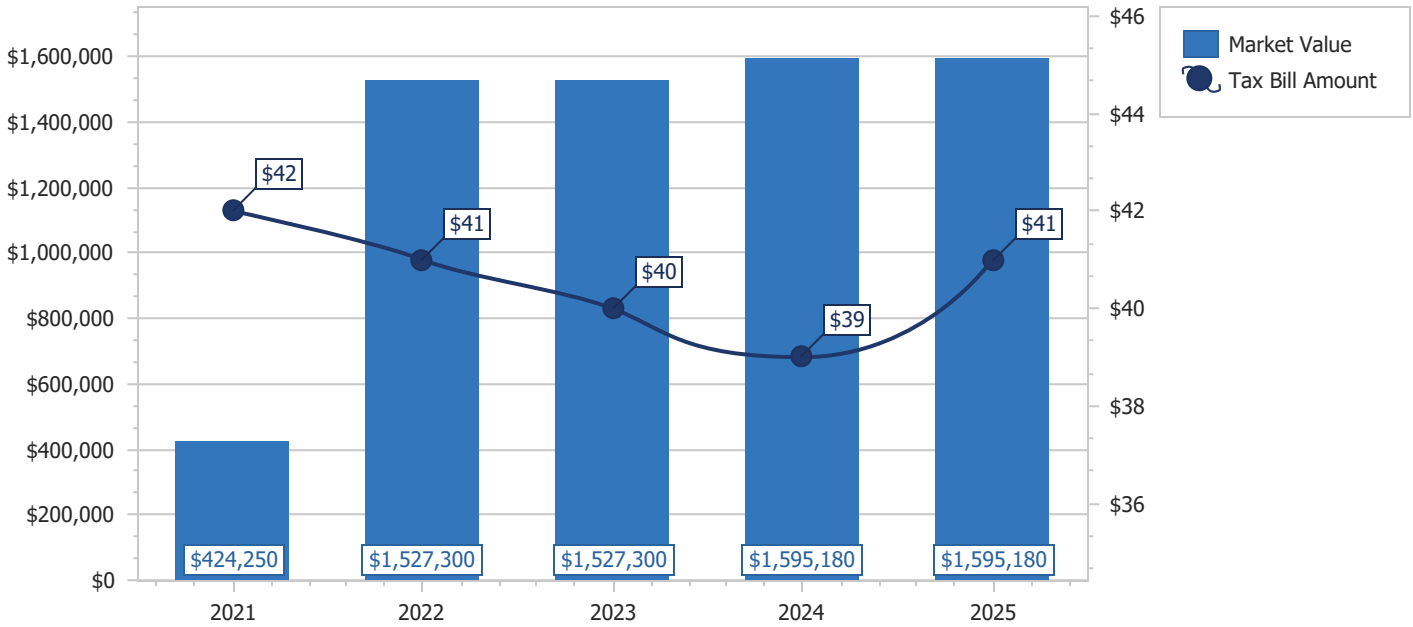
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



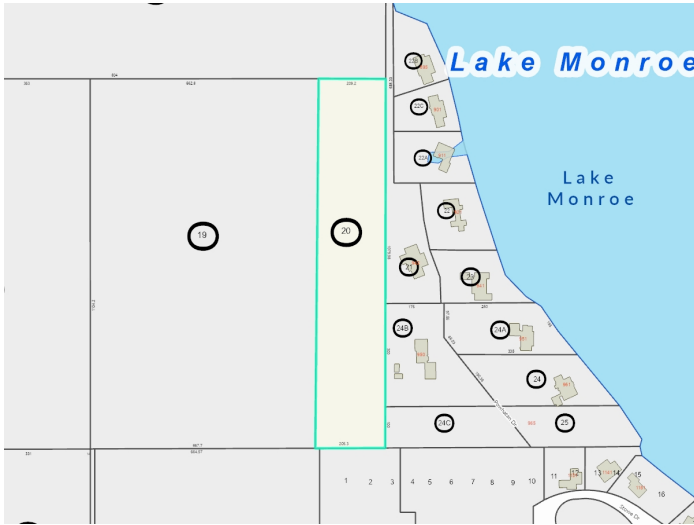
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# Property Record Card



Parcel: **28-19-31-300-0200-0000**  
 Property Address:  
 Owners: **ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...**  
 2026 Market Value \$460,600 Assessed Value \$1,103 Taxable Value \$1,103  
 2025 Tax Bill \$11.92 Tax Savings with Exemptions \$4,964.13  
 Grazing Land property has a lot size of 4.94 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	28-19-31-300-0200-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$460,600	\$460,600
Land Value Agriculture	\$1,103	\$1,103
Just/Market Value	\$460,600	\$460,600
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	\$1,103	\$1,103

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,976.05
Tax Bill Amount	\$11.92
Tax Savings with Exemptions	\$4,964.13

## Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11  
 SLOAN FAMILY REV TRUST - Tenants in Common :11.12  
 BARLEY, SAMUEL - Tenants in Common :8.33  
 MITSUDA, MEGAN B - Tenants in Common :8.33  
 BURNS, SARA G - Tenants in Common :8.33  
 BEASLEY, ERIN G - Tenants in Common :8.33  
 NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11  
 TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

## Legal Description

SEC 28 TWP 19S RGE 31E  
 BEG 1120 FT N + 1007.7 FT  
 E OF S 1/4 SEC POST RUN E  
 205.3 FT N 1104.2 FT W  
 209.2 FT SLY TO BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,103	\$0	\$1,103
Schools	\$1,103	\$0	\$1,103
SJWM(Saint Johns Water Management)	\$1,103	\$0	\$1,103

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	\$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	\$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	\$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	\$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	\$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	\$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	\$100	07474/0268	Vacant	No
QUIT CLAIM DEED	11/1/2006	\$100	06486/1222	Vacant	No
TRUSTEE DEED	8/1/2003	\$100	05043/1574	Vacant	No
WARRANTY DEED	4/1/1995	\$100	02904/1810	Vacant	No

## Land

Units	Rate	Assessed	Market
4.90 Acres	\$94,000/Acre Market, \$225/Acre AG	\$1,103	\$460,600



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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

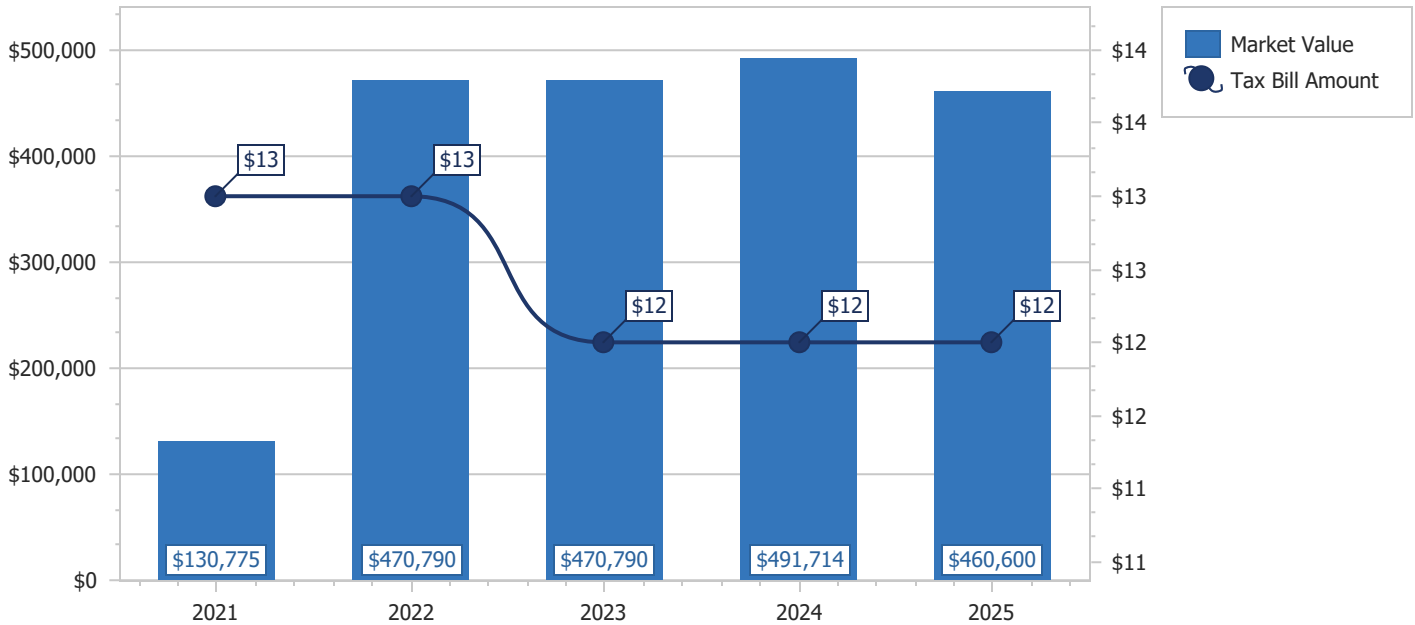
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

### Property Value History



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**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>MERIWETHER SANFORD SUBDIVISION - PRE-APPLICATION</b>	<b>PROJ #: 25-80000128</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/13/25	
RELATED NAMES:	EP LUKE CLASSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	28-19-31-300-0170-0000+++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT, PD REZONE AND SUBDIVISION FOR A 158 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION ON 66.33 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF CELERY AVE, WEST OF CAMERON AVE	
NO OF ACRES	66.33	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF CELERY AVE, WEST OF CAMERON AVE	
FUTURE LAND USE-	SE	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
AARON STRUCKMEYER PULTE HOME COMPANY, LLC 4901 VINELAND RD STE 500 ORLANDO FL 32811 (407) 661-2201 AARON.STRUCKMEYER@PULTEGROUP.COM	LUKE CLASSON 1828 ENGINEERING LLC 2400 MAITLAND CENTER PARKWAY S MAITLAND FL 32751 (407) 552-2228 LCLASSON@1828ENG.COM	

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

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

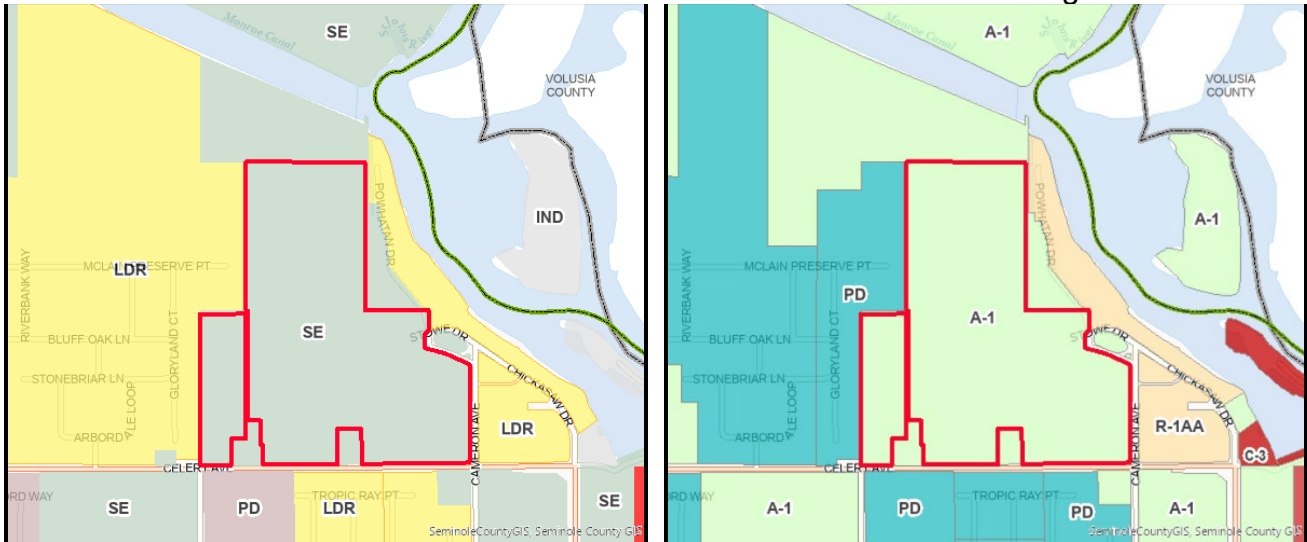
## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates and a zoning designation of A-1, Agriculture.
- In order to pursue the proposed development, a rezone to PD (Planned Development) and a Future Land Use Amendment will be required. Low Density Residential could be a compatible Future Land Use with the area and has a maximum density of four (4) dwelling units per net buildable acre.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: SE

Zoning: A-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	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, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.6DELAUSCLIN</a></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 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.7REBU</a></p>	Info Only
3.	Buffers and CPTED	<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: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.5STBUPEAD</a></p>	Info Only
4.	Buffers and CPTED	<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 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.3BU</a></p>	Info Only
5.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LAS_CBUOPSP_S30.14.18LAPLIRPLSURE</a></p>	Info Only
6.	Buffers and CPTED	For your reference in the calculation of buffers; Celery Ave is considered a collector road and Cameron Ave is considered a local road.	Info Only
7.	Building Division	- Standard building permitting will apply - Each SFR, and other standalone structures will require a separate building permit. Example: each SFR, fence/ gate systems, signage, retaining walls, etc... - The Seminole County Building Division does offer Master Engineering permits, which may be a valuable resource for this development. If you would like further information on this process, please feel free to reach out directly.	Info Only



8.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: 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. 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 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. Please note the requirements in the Comprehensive Plan, linked here: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/future-land-use-element-and-exhibits-final.pdf?sfvrsn=bfd62e95">https://www.seminolecountyfl.gov/docs/default-source/pdf/future-land-use-element-and-exhibits-final.pdf?sfvrsn=bfd62e95</a>	Info Only
9.	Comprehensive Planning	Future Land Use of Suburban Estates (SE), per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. LDR has a maximum density of 4 dwelling units per acre. Proposed density is not consistent with the SE FLU. A FLU amendment to LDR would be required.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	Library Comment Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line	Info Only

		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)	
17.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
18.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement	Info Only
21.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
22.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
23.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
24.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
25.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
26.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only

27.	Natural Resources	According to the county wetland maps, wetlands are possibly located at the northern end of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
28.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
29.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
30.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
31.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	Info Only
32.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
33.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
34.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
35.	Planning and Development	This project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records during the platting process.	Info Only



36.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
37.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p><b>1st step-</b> Approval of the Future Land Use Amendment and 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&amp;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).</p> <p><b>2nd step-</b> 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 &amp; 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p><b>3rd Step-</b> Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; 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><b>4th Step-</b> Approval of Final Engineering Plans. This may be submitted once Steps 1 through 3 are completed.</p> <p><b>5th Step-</b> 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
38.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet.</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p>	Info Only
39.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum	Info Only

		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.	
40.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> </ul>	Info Only
41.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Please see information about requirements at the following link: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
42.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers as well as lands within the 100 year floodplain during the platting process.	Info Only
43.	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 (at time of Rezone/Land Use Amendment). An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved (Final Plat approval). All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or <a href="mailto:joy_ford@scps.k12.fl.us">joy_ford@scps.k12.fl.us</a> .	Info Only
44.	Planning and Development	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
45.	Planning and Development	In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.	Info Only

		<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.</p> <p>Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. 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> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol>	
46.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ol>	Info Only
47.	Planning and Development	<p>Required open space is twenty-five (25) percent minimum. Additionally, commonly accessible open space is required subject to the following standards:</p> <ol style="list-style-type: none"> <li>a. Minimum eight (8) percent of net buildable acreage utilized for open space.</li> <li>b. Open Space may be provided in multiple locations however each location must be: <ol style="list-style-type: none"> <li>i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.</li> <li>ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</li> <li>iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural</li> </ol> </li> </ol>	Info Only

		lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.	
48.	Planning and Development	<p>Please see the following provisions regarding residential open space:</p> <ul style="list-style-type: none"> <li>• Sec.30.14.2.3(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential 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 that shall not conflict with other site features required by this Code.</li> <li>• Sec.30.14.2.3(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot.</li> <li>• Sec.30.14.2.3(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.</li> <li>• Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</li> <li>• Sec.30.14.2.3(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.</li> <li>• Sec.30.14.2.3(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the criteria listed in Sec.30.14.2.3(h).</li> <li>• Sec.30.14.2.3(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.</li> </ul>	Info Only

		<ul style="list-style-type: none"> <li>• Sec.30.14.2.3(l); Required landscaped areas and buffers may not be credited toward the required open space.</li> </ul>	
49.	Planning and Development	A Large Scale Future Land Use Amendment (property greater than 50 acres) & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and two (2) public hearings with the Board of County Commissioners.	Info Only
50.	Planning and Development	<p>All proposed land use amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant:</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p> <ol style="list-style-type: none"> <li>1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</li> <li>2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</li> <li>3. A range of attainable housing opportunities and choices, including affordable or workforce housing;</li> <li>4. Economic development (enabling higher paying jobs);</li> <li>5. Reduction in transportation impacts on area-wide roads;</li> <li>6. Mass transit and a variety of transportation choices; or</li> <li>7. Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida</li> </ol>	Info Only



		Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)	
<b>51.</b>	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
<b>52.</b>	Planning and Development	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
<b>53.</b>	Planning and Development	Required Residential Neighborhood Improvements: (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.  (2) Fifty (50) percent of pond frontage must be open to streets or community parks. a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).	Info Only
<b>54.</b>	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
<b>55.</b>	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

56.	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
57.	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
58.	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
59.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
60.	Public Safety - Fire Marshal	More than one access road shall be required based on number of dwelling units. 1-200 units - 1 access 201-350 units - 2 access 351 and up units - 2 plus one per 200 additional units.	Info Only
61.	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
62.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
63.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly soils.	Info Only
64.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
65.	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
66.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only

67.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the St. Johns River.	Info Only
68.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
69.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
70.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
71.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
72.	Public Works - Engineering	The property is adjacent to Celery Avenue which is classified as an Urban Major Collector roadway. Celery Avenue is/not currently programmed to be improved according to the County 5-year Capital Improvement Program. There is a trail project proposed on the north side of Celery Avenue. Please co-ordinate with Public Works on required ROW needed to do the trail project.	Info Only
73.	Public Works - Engineering	A left turn lane is required.	Info Only
74.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The west entrance is too close to Beardall Avenue. The east entrance off of Cameron Avenue may not be sufficient. A traffic justification for this location may be acceptable. If the access is right out only may be acceptable.	Info Only
75.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk / Trail, turn lane, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
76.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Note that there is a proposed trail project along the property frontage. The dedication of ROW would be required for the trail, and the sidewalk may be waived with the ROW dedication.	Info Only
77.	Public Works - Engineering	It is not clear if the internal roads will be public or private. If the site is gated, then additional distance is required for the gate. This will be based on the traffic and peak hour trips based on the number of lots the distance to the gate call box should be 80'-100'. This distance may be able to be reduced if there are mitigating items such as 2 inbound lanes and or a right turn lane into the site. If the roads are to be public, then the roads have to meet all County roadway requirements. This includes curve radius.	Info Only
78.	Public Works - Engineering	A minimum three (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water	Info Only

		softeners and similar facilities shall not be permitted within the drainage easements	
<b>79.</b>	Public Works - Engineering	There may be one or more existing drainage paths through the site. one may be partially in the County parcel. The second goes across parcel 27-19-31-501-0000-0040 to Cameron Avenue. Both drainage ways will have to be addressed. Additional easements may be needed for the County parcel. Depending on the size of the ditch at minimum a 15' drainage easement would be required outside top of bank. If it is piped a lesser easement size may be allowed. The one through the site will have to be addressed by bypassing it through the site.	Info Only
<b>80.</b>	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	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	Jay Hamm	jhamm@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	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716



## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](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](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-1092**

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**Title:**

**9:40AM (IN PERSON) RIVERSONG - PRE-APPLICATION**

**Project Number:** 25-80000127

**Project Description:** Proposed Land Use Amendment from High Intensity Planned Development Airport to High Intensity Planned Development Transitional, Rezone from PD to PD and Subdivision for a mixed development on 32.61 acres located on the southwest corner of Richmond Ave and E SR 46

**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

**Parcel ID:** 03-20-31-501-0A00-0010++

**BCC District:** 5-Herr

**Applicant:** Matt Stolz (407) 912-5000

**Consultant:** Vijay Seelam (407) 815-3358



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

**PROJ. #:** 25-80000127  
Received: 11/13/25  
Paid: 11/13/25

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Riversong	
PARCEL ID #(S): 03-20-31-501-0A00-0010, 03-20-31-501-0A00-0020 & 03-20-31-501-0C00-0010	
TOTAL ACREAGE: 32.61	BCC DISTRICT: District 5
ZONING: PD (Expired PUD)	FUTURE LAND USE: HIPAP

**APPLICANT**

NAME: Matt Stolz	COMPANY: D.R. Horton
ADDRESS: 10192 Downden Road	
CITY: Orlando	STATE: FL ZIP: 32832
PHONE: 407-912-5000	EMAIL: MWStolz@drhorton.com

**CONSULTANT**

NAME: Vijay Seelam	COMPANY: England-Thims & Miller, Inc.
ADDRESS: 1411 Edgewater Drive	
CITY: Orlando	STATE: FL ZIP: 32804
PHONE: 407-815-3358	EMAIL: Seelamv@etminc.com

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input checked="" type="checkbox"/> <b>SUBDIVISION</b>	<input checked="" type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input checked="" type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>Apt, TH, Comm Outparcel</u>				

**STAFF USE ONLY**

COMMENTS DUE: 11/21	COM DOC DUE: 11/25	DRC MEETING: 12/3
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: HIPAP	LOCATION: on the west side of Richmond Ave, south of SR 46
W/S: City of Sanford	BCC: 5: Herr	

## RIVERSONG MIXED USE DEVELOPMENT NARRATIVE

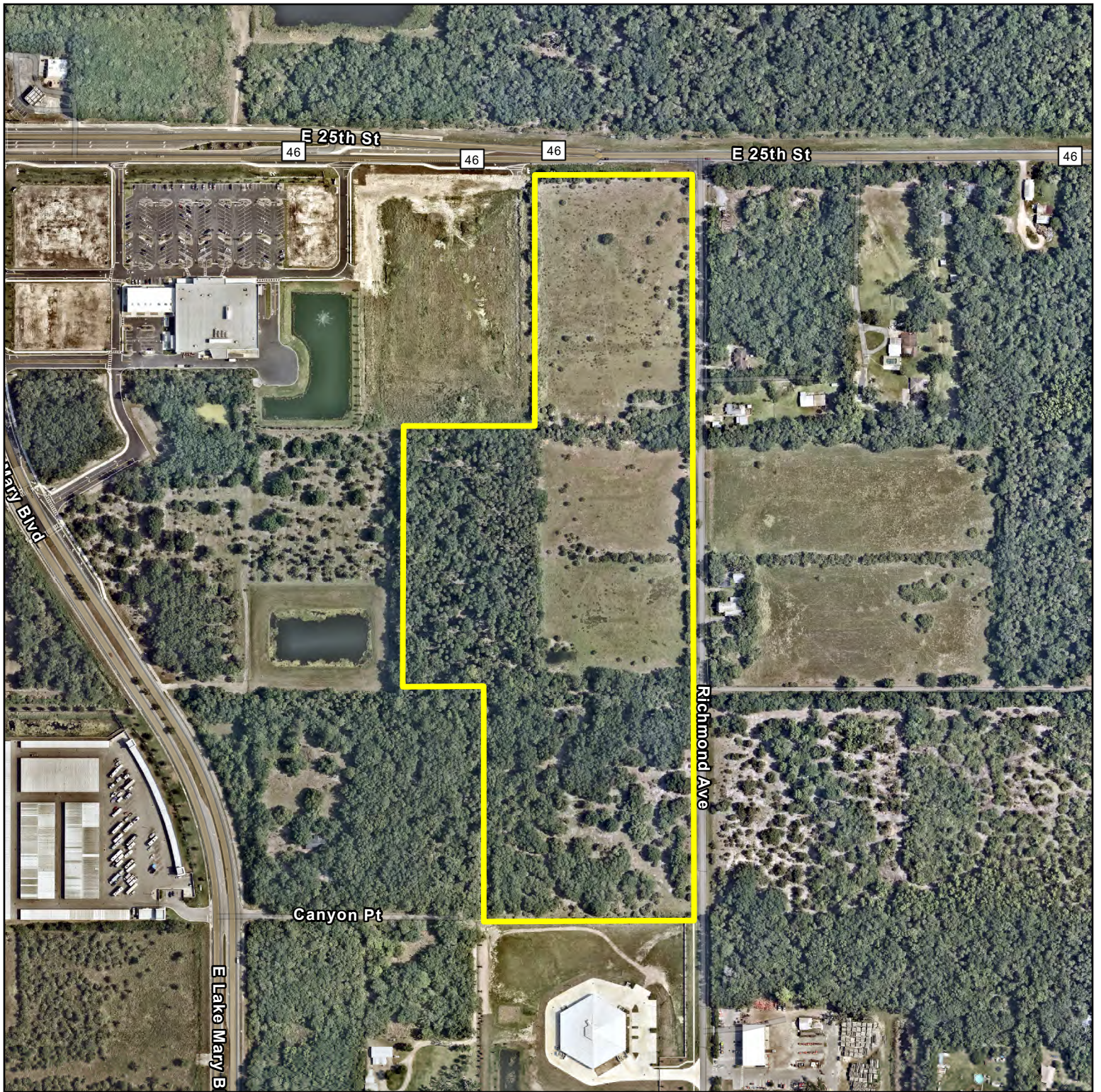
DR Horton and DHI Communities is proposing a mixed-use development to be located along the southwest corner of SR 46 and Richmond Avenue in incorporated Seminole County. The proposed development will consist of three parcel numbers 03-20-31-501-0A00-0010, 03-20-31-501-0A00-0020 and 03-20-31-501-0C00-0010.

Parcel numbers 03-20-31-501-0A00-0010 and 03-20-31-501-0A00-0020 will consist of a 320-unit multifamily development measuring approximately 12.63 acres and a 3.05-acre commercial development parcel. Parcel number 03-20-31-501-0C00-0010 will consist of 97 townhome family units. The stormwater for the site will be provided in the stormwater ponds provided onsite. The development will have 2 full accesses onto Richmond Avenue. Also, as part of this development additional 10 feet of ROW will be dedicated to Seminole County to meet the local road ROW criteria requirement for Richmond Avenue as part of this development.

It is anticipated that the master developer will also require a small-scale comprehensive plan amendment from HIPAP to HIP Transitional and a PUD Rezone for the mixed use development.







King's Crossing

Aerial

Source: ETM, Seminole County, ESRI, Nearmap

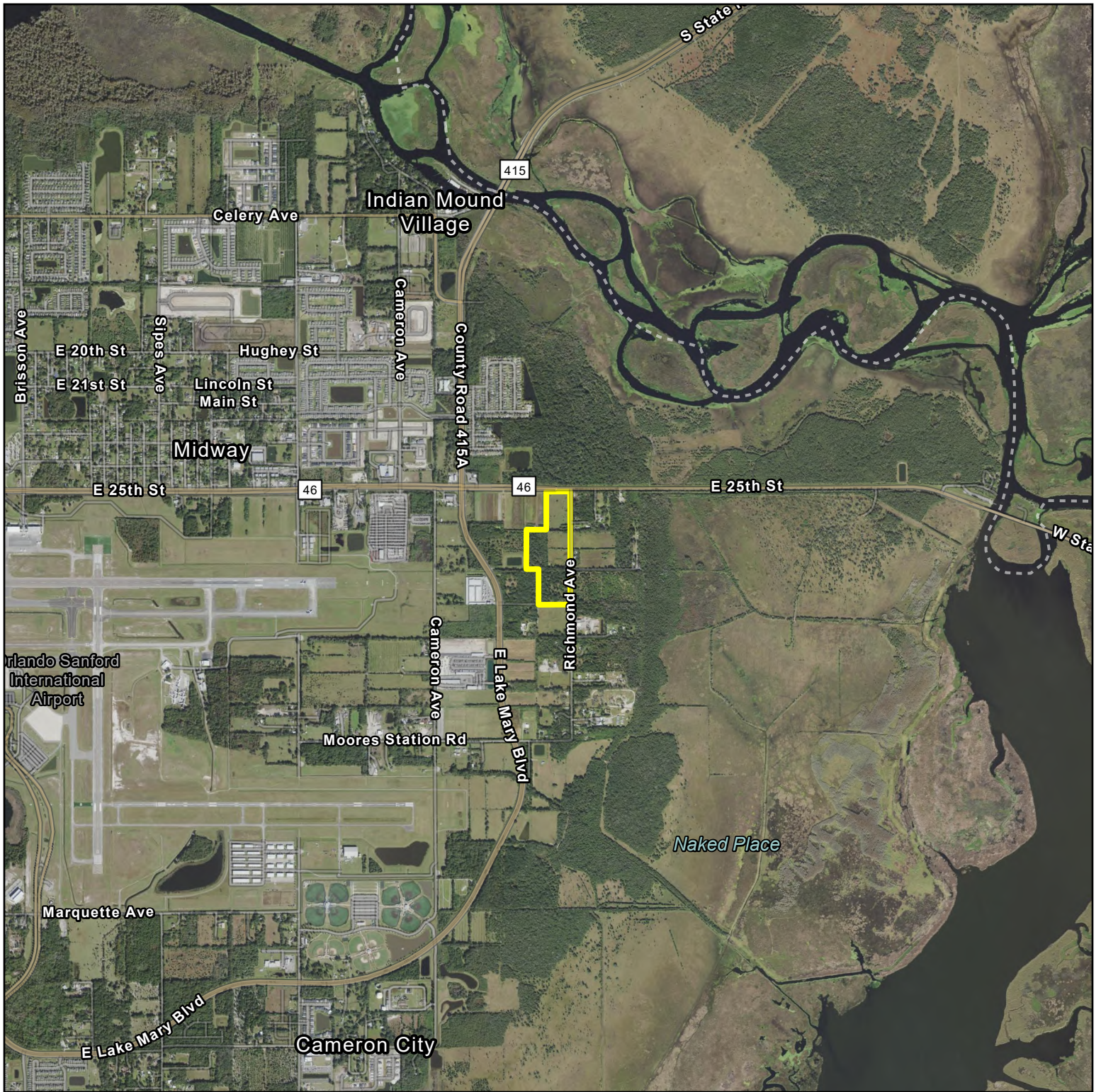
Subject Property



0 400 800  
Feet

**ETM**  
ENGLAND-THIMS & MILLER  
1411 Edgewater Drive, #200, Orlando, Florida 3280  
407.536.5379 | www.etmgeo.com | www.etminc.com **75**  
Date: 9/12/2024



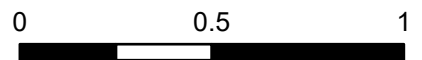


Kings Crossing

Vicinity

Source: ETM, Seminole County, ESRI, Nearmap

 Subject Property



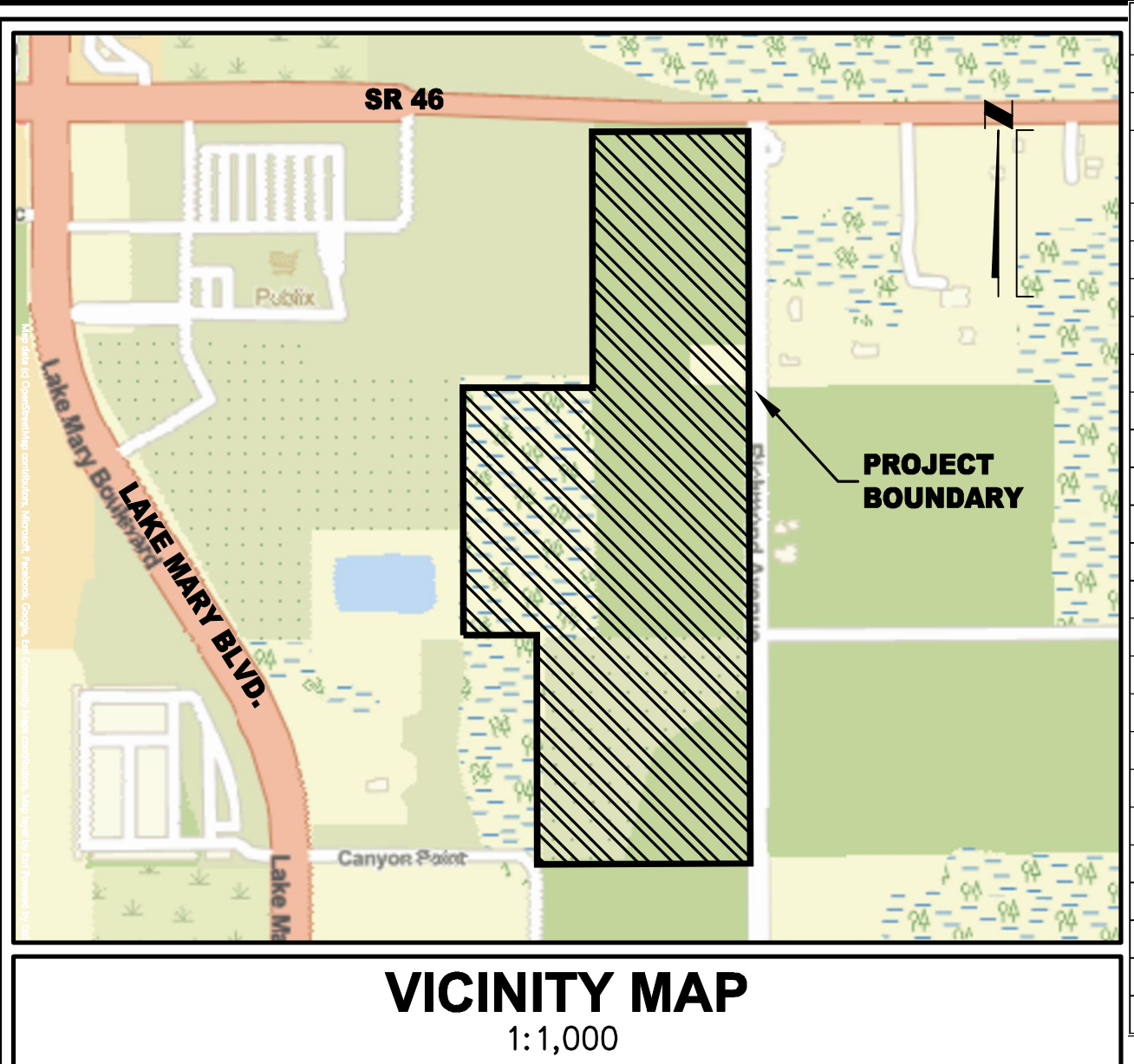
Miles

**ETM**

ENGLAND-THIMS & MILLER  
 1411 Edgewater Drive, #200, Orlando, Florida 3280  
 407.536.5379 | www.etmgeo.com | www.etminc.com

Date: 9/12/2024

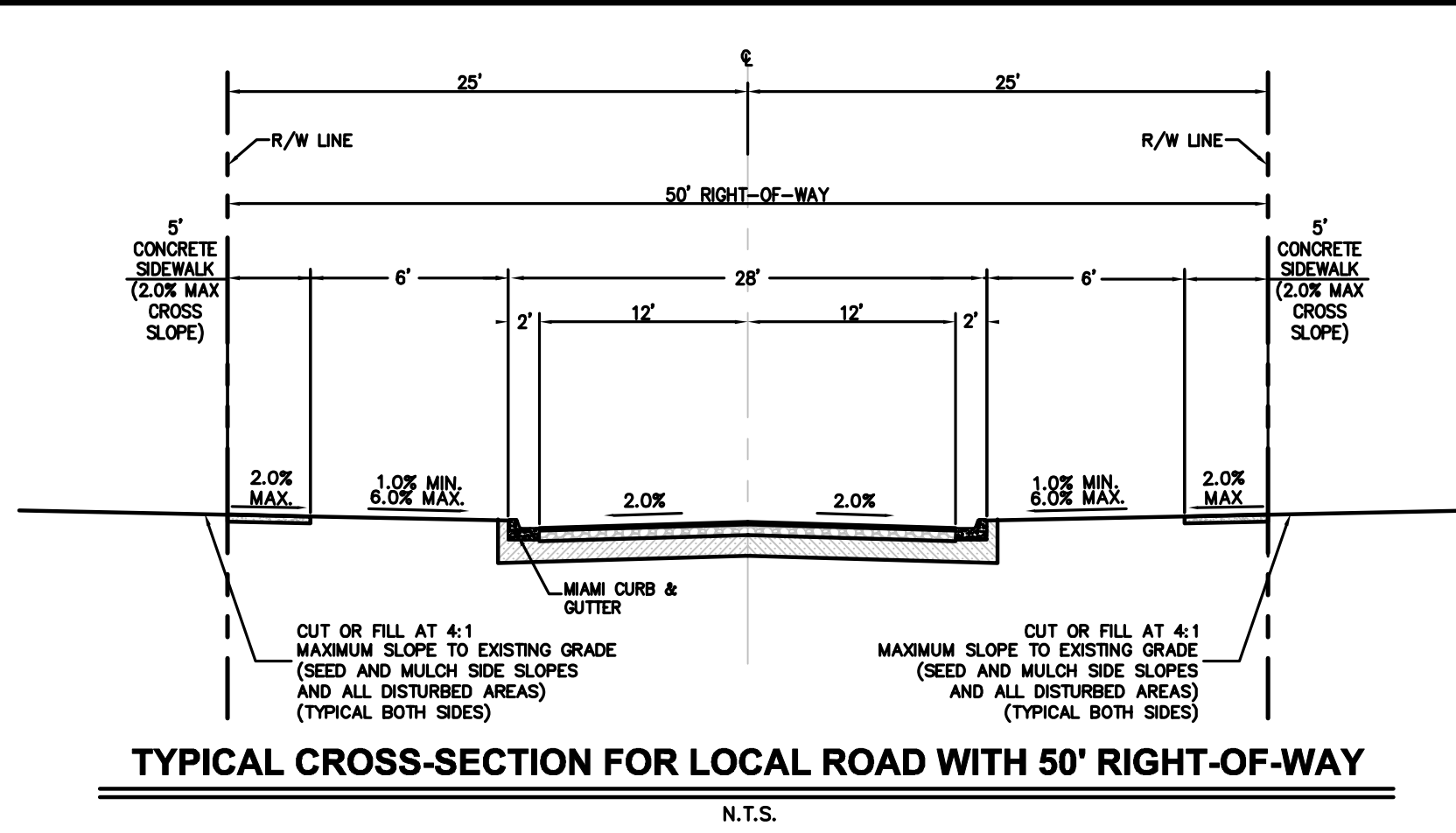




### LAND USE BREAKDOWN

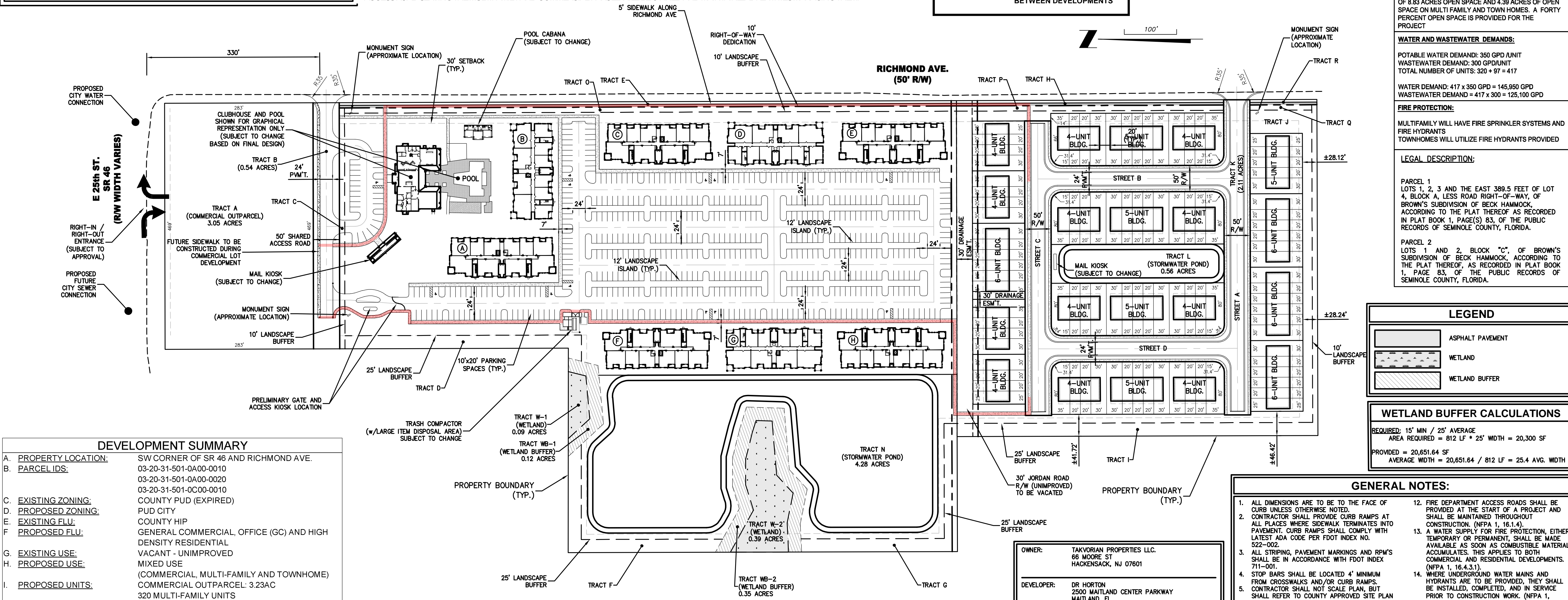
TRACT	TYPE	DEVELOPED AREA (AC.)	% OF DEVELOPMENT	OWNERSHIP/MAINTENANCE
A	COMMERCIAL OUTPARCEL	3.05	9.23%	PRIVATELY OWNED AND MAINTAINED*
B	ACCESS EASEMENT	0.54	1.63%	HOA
C	LANDSCAPE BUFFER	0.11	0.33%	HOA
D	LANDSCAPE BUFFER	0.27	0.82%	HOA
E	RIGHT-OF-WAY DEDICATION	0.27	0.82%	SEMINOLE COUNTY
F	LANDSCAPE BUFFER	0.26	0.79%	HOA
G	LANDSCAPE BUFFER	0.3	0.91%	HOA
H	RIGHT-OF-WAY DEDICATION	0.12	0.36%	SEMINOLE COUNTY
I	LANDSCAPE BUFFER	0.53	1.60%	HOA
J	OPEN SPACE	1.16	3.51%	HOA
K	RIGHT-OF-WAY	2.11	6.38%	CITY OF SANFORD
L	STORMWATER POND	0.56	1.69%	HOA
M	MULTI-FAMILY	12.63	38.20%	HOA
N	STORMWATER POND	4.28	12.95%	HOA
O	LANDSCAPE BUFFER	0.27	0.82%	HOA
P	LANDSCAPE BUFFER	0.12	0.36%	HOA
Q	LANDSCAPE BUFFER	0.03	0.09%	HOA
R	RIGHT-OF-WAY DEDICATION	0.03	0.09%	SEMINOLE COUNTY
W-1	WETLAND	0.09	0.27%	HOA
W-2	WETLAND	0.39	1.18%	HOA
WB-1	WETLAND BUFFER	0.12	0.36%	HOA
WB-2	WETLAND BUFFER	0.35	1.06%	HOA
LOTS	TOWNHOME UNITS	5.47	16.55%	HOA
TOTAL:		33.06	100%	

\* ACCESS ROAD SERVING THE MULTIFAMILY AND COMMERCIAL PARCEL WILL BE OWNED AND MAINTAINED BY ENTITIES MANAGING THEM.



### UTILITY SERVICE PROVIDERS

POTABLE & RECLAIMED WATER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
SANITARY SEWER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
TELEPHONE:	AT&T 45 W MITCHELL HAMMOCK RD OVIEDO, FL 32765 (561) 683-2729
ELECTRIC:	FPL 2626 W 1st ST. SANFORD, FL 32771 (800) 966-4875
FIRE STATION #	STATION 41 ZONE 411



### DEVELOPMENT SUMMARY

A. PROPERTY LOCATION:	SW CORNER OF SR 46 AND RICHMOND AVE.
B. PARCELS:	03-20-31-501-0A00-0010 03-20-31-501-0A00-0020 03-20-31-501-0C00-0010
C. EXISTING ZONING:	COUNTY PUD (EXPIRED)
D. PROPOSED ZONING:	PUD CITY
E. EXISTING FLU:	COUNTY HIP
F. PROPOSED FLU:	GENERAL COMMERCIAL OFFICE (GC) AND HIGH DENSITY RESIDENTIAL
G. EXISTING USE:	VACANT - UNIMPROVED
H. PROPOSED USE:	MIXED USE (COMMERCIAL, MULTI-FAMILY AND TOWNHOME)
I. PROPOSED UNITS:	320 MULTI-FAMILY UNITS 97 TOWNHOME UNITS
J. NUMBER OF PHASES:	3 PHASES
K. MAXIMUM BUILDING HEIGHT:	65'
L. TOTAL AREA:	32.61 AC (PER SURVEY) 33.06 AC (w/JORDAN R/W VACATE)
M. FEMA FLOOD ZONE:	ZONE X
N. PARKING REQUIREMENTS:	MULTI-FAMILY: 2 SPACES/UNIT TOWNHOME: 2 SPACES/UNIT
O. PARKING PROVIDED:	MULTI-FAMILY: 568 SPACES (1.7 SPACES/UNIT) (12 ADA SPACES) TOWNHOME: 194 GARAGE SPACES 194 DRIVEWAY SPACES (2.0 SPACES/UNIT)

### TRIP GENERATION TABLE

Land Use	LUC	Size	Units	Trip Rate	Daily				
					Total	In'	Out'		
Shopping Plaza (40K-150k)	821	50	KSF	67.52	3,376	50%	1,688	50%	1,688
Multifamily Housing (Low-Rise)	220	97	DU	7.18	696	50%	348	50%	348
Multifamily Housing (Mid-Rise)	221	320	DU	4.62	1,478	50%	739	50%	739
<b>Total Generated Trips</b>					<b>5,550</b>		<b>2,775</b>		<b>2,775</b>
<i>Internal Capture = 17.6% (see attached capture matrices)</i>					<b>978</b>		<b>489</b>		<b>489</b>
<i>Pass by Trips = 40.0% of external retail trips</i>					<b>4,572</b>		<b>2,286</b>		<b>2,286</b>
<i>Pass by Trips = 40.0% of external retail trips</i>					<b>1,113</b>		<b>556</b>		<b>557</b>
<b>New External Trips</b>					<b>3,459</b>		<b>1,730</b>		<b>1,729</b>

### SETBACKS

MULTI-FAMILY (4 STORY)

FRONT:	30'
SIDE:	20'
REAR:	20'
BLDG. SEP.:	30'

TOWNHOMES (2 STORY)

FRONT:	30'
SIDE:	5'
REAR:	25'
BLDG. SEP.:	20'

**OWNER:** TAKVORIAN PROPERTIES LLC.  
66 MOORE ST  
HACKENSACK, NJ 07601

**DEVELOPER:** DR HORTON  
2500 MAITLAND CENTER PARKWAY  
MAITLAND, FL 32804  
888.208.8134

**ENGINEER/LANDSCAPE ARCHITECT/PLANNER:** ENGLAND, THIMS & MILLER, INC.  
1411 EDGEWATER DRIVE, SUITE 200  
ORLANDO, FL 32804  
(407) 768-3304

**TRAFFIC ENGINEER:** KIMLEY-HORN  
200 S ORANGE AVE, SUITE 600  
ORLANDO, FL 32801  
(407) 898-1511

**ENVIRONMENTAL ENGINEER:** ECOLOGICAL CONSULTING SOLUTIONS, INC.  
410 NORTH STREET, UNIT 130  
LONGWOOD, FL 32750  
(877) 894-5969

**SURVEYOR:** ALLEN & COMPANY  
16 EAST PLANT STREET  
WINTER GARDEN, FL 34787  
(407) 654-5355

- ### GENERAL NOTES:
- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FOOT INDEX NO. 522-002.
  - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FOOT INDEX 711-001.
  - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
  - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY. BUILDING FOOTPRINTS SHOWN ARE GRAPHICAL REPRESENTATIONS AND SUBJECT TO CHANGE. FINAL FOOTPRINTS AND ORIENTATIONS SHALL BE SHOWN ON FINAL ENGINEERING PLANS. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH CITY CODE.
  - A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
  - PROJECT SIGNAGE WILL COMPLY WITH CITY OF SANFORD LAND DEVELOPMENT CODE.
  - COMMERCIAL OUTPARCEL SHALL FOLLOW CITY OF SANFORD SETBACKS AND BE DESIGNED TO CONTROL/TREAT ITS OWN STORMWATER.
  - STORMWATER DESIGN SHALL MEET CITY OF SANFORD AND SURVIVO REQUIREMENTS FOR A CLOSED BASIN.
  - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
  - 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).
  - 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)
  - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
  - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 50 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.6) HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018)
  - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG RICHMOND AVE WITHIN THE DEDICATED R.O.W.
  - INTERNAL SIDEWALK LOCATIONS SUBJECT TO CHANGE.

### LEGEND

	ASPHALT PAVEMENT
	WETLAND
	WETLAND BUFFER

### WETLAND BUFFER CALCULATIONS

REQUIRED: 15' MIN / 25' AVERAGE  
AREA REQUIRED = 812 LF \* 25' WIDTH = 20,300 SF

PROVIDED = 20,651.64 SF  
AVERAGE WIDTH = 20,651.64 / 812 LF = 25.4 AVG. WIDTH

**ETM**  
ENGLAND-THIMS & MILLER

**DEVELOPMENT PLAN**  
MIXED USE DEVELOPMENT  
DR HORTON

**RIVERSONG BY DR HORTON**

DRAWING NUMBER  
**MSP 1**

PLANS PREPARED UNDER THE DIRECTION OF:  
CHRISTOPHER WARSHAW  
P.E. NUMBER: 88867

PLOTTED: July 24, 2025 4:49 PM, BY: Kyle Jackson

REVISIONS:

ETM NO. 24-180	JZ
DRAWN BY:	JZ
DESIGNED BY:	CBW
CHECKED BY:	
DATE:	Issue Date

1411 Edgewater Drive, Ste. 200  
Orlando, Florida 32804  
(407) 536-5379  
www.etmnc.com  
REG-00002594 LC-0000316



# Property Record Card



Parcel: **03-20-31-501-0A00-0010**  
 Property Address:  
 Owners: **TAKVORIAN PROPERTIES LLC**  
 2026 Market Value \$1,793,100 Assessed Value \$1,877 Taxable Value \$1,877  
 2025 Tax Bill \$20.28 Tax Savings with Exemptions \$19,351.30  
 Grazing Land property has a lot size of 7.87 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-20-31-501-0A00-0010
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$1,793,100	\$1,793,100
Land Value Agriculture	\$1,877	\$1,877
Just/Market Value	\$1,793,100	\$1,793,100
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	\$1,877	\$1,877

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,371.58
Tax Bill Amount	\$20.28
Tax Savings with Exemptions	\$19,351.30

## Owner(s)

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 (LESS RD) BLK A  
BROWNS SUBD OF BECK  
HAMMOCK  
PB 1 PG 83

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,877	\$0	\$1,877
Schools	\$1,877	\$0	\$1,877
SJWM(Saint Johns Water Management)	\$1,877	\$0	\$1,877

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1332	Vacant	No
WARRANTY DEED	11/1/1987	\$80,000	01910/0378	Vacant	Yes
WARRANTY DEED	1/1/1984	\$189,000	01519/1771	Vacant	No
WARRANTY DEED	8/1/1980	\$18,300	01289/1185	Vacant	No
WARRANTY DEED	9/1/1979	\$994,500	01245/1357	Vacant	No

## Land

Units	Rate	Assessed	Market
8.34 Acres	\$215,000/Acre Market, \$225/Acre AG	\$1,877	\$1,793,100

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

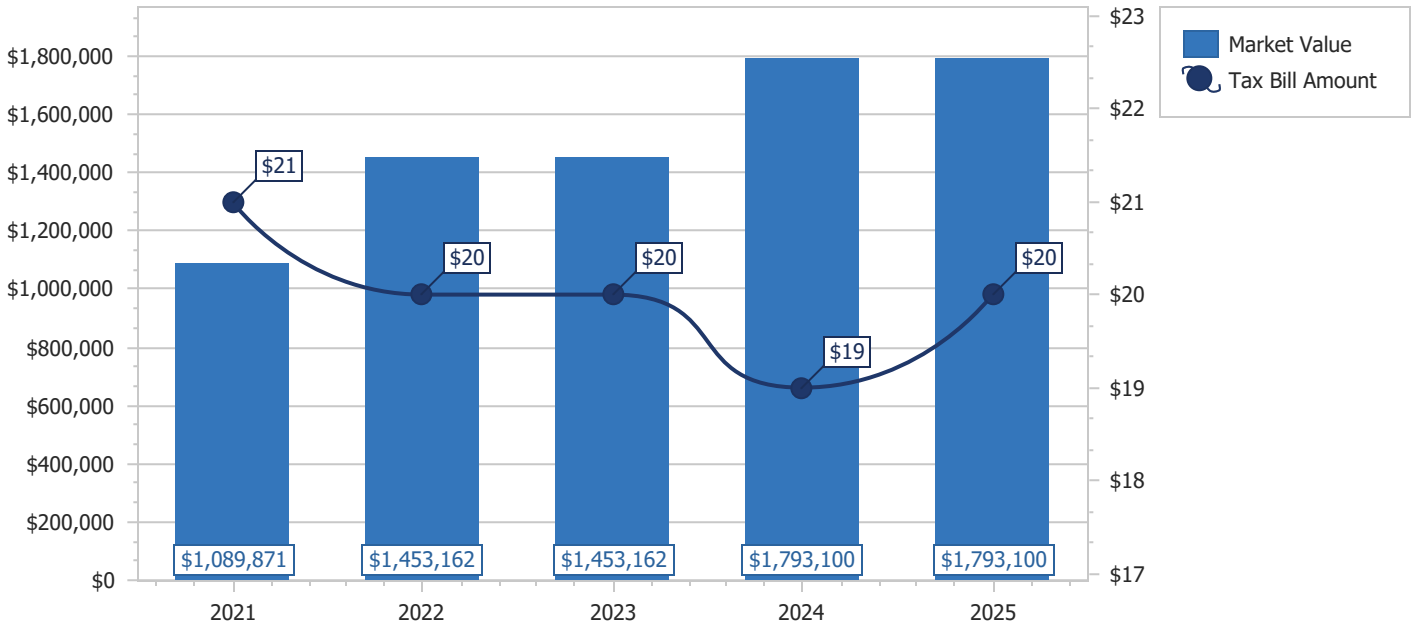
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

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

### Property Value History



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# Property Record Card



Parcel: **03-20-31-501-0A00-0020**  
 Property Address:  
 Owners: **TAKVORIAN PROPERTIES LLC**  
 2026 Market Value \$1,122,000 Assessed Value \$3,366 Taxable Value \$3,366  
 2025 Tax Bill \$36.36 Tax Savings with Exemptions \$12,085.05  
 Grazing Land property has a lot size of 15.04 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-20-31-501-0A00-0020
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$1,122,000	\$1,122,000
Land Value Agriculture	\$3,366	\$3,366
Just/Market Value	\$1,122,000	\$1,122,000
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	\$3,366	\$3,366

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,121.41
Tax Bill Amount	\$36.36
Tax Savings with Exemptions	\$12,085.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

## Legal Description

LOTS 2 3 + E 389 1/2 FT OF  
 LOT 4 BLK A  
 BROWNS SUBD OF BECK  
 HAMMOCK  
 PB 1 PG 83

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,366	\$0	\$3,366
Schools	\$3,366	\$0	\$3,366
SJWM(Saint Johns Water Management)	\$3,366	\$0	\$3,366

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1325	Vacant	No
WARRANTY DEED	2/1/1985	\$49,000	01617/1263	Vacant	Yes

## Land

Units	Rate	Assessed	Market
14.96 Acres	\$75,000/Acre Market, \$225/Acre AG	\$3,366	\$1,122,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

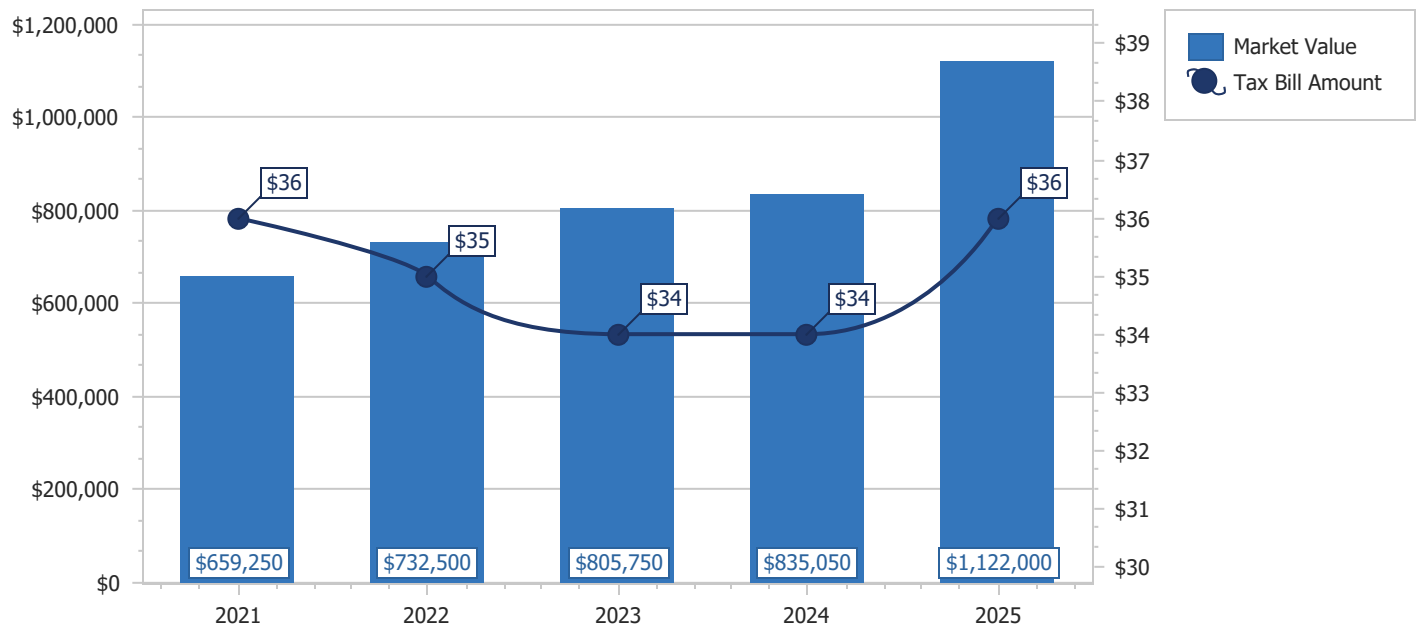
### School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

### Utilities

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

# Property Value History



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# Property Record Card



Parcel: **03-20-31-501-0C00-0010**  
 Property Address:  
 Owners: **TAKVORIAN PROPERTIES LLC**  
 2026 Market Value \$705,000 Assessed Value \$1,128 Taxable Value \$1,128  
 2025 Tax Bill \$12.19 Tax Savings with Exemptions \$7,604.21  
 Grazing Land property has a lot size of 9.40 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-20-31-501-0C00-0010
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$705,000	\$705,000
Land Value Agriculture	\$1,128	\$1,128
Just/Market Value	\$705,000	\$705,000
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	\$1,128	\$1,128

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,616.40
Tax Bill Amount	\$12.19
Tax Savings with Exemptions	\$7,604.21

## Owner(s)

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

LOTS 1 + 2 BLK C  
BROWNS SUBD OF BECK  
HAMMOCK  
PB 1 PG 83

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,128	\$0	\$1,128
Schools	\$1,128	\$0	\$1,128
SJWM(Saint Johns Water Management)	\$1,128	\$0	\$1,128

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1393	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1335	Vacant	No
WARRANTY DEED	7/1/1985	\$65,000	01662/0944	Vacant	Yes
WARRANTY DEED	5/1/1981	\$18,000	01340/1882	Vacant	No
WARRANTY DEED	1/1/1976	\$100	01104/1326	Vacant	No

## Land

Units	Rate	Assessed	Market
9.40 Acres	\$75,000/Acre Market, \$120/Acre AG	\$1,128	\$705,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

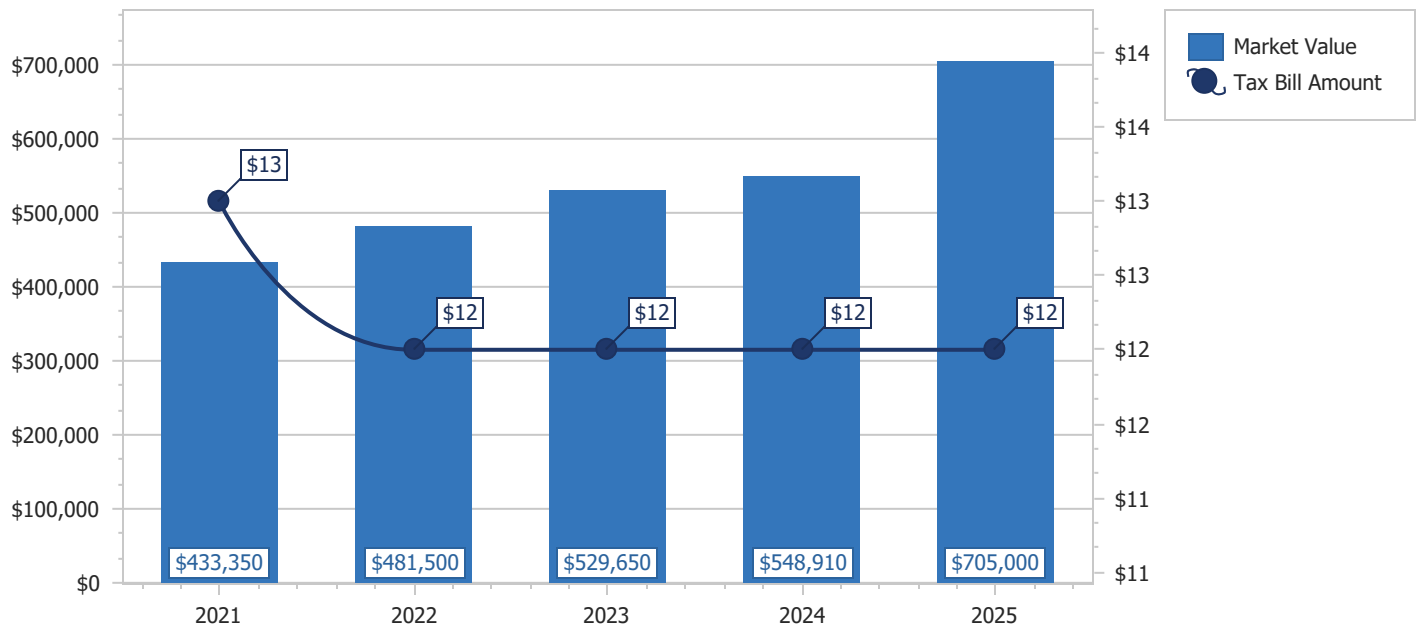
### School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

### Utilities

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

# Property Value 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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 11/13/2025 10:55:37 AM  
**Project:** 25-80000127  
**Credit Card Number:** 48\*\*\*\*\*0094  
**Authorization Number:** 013528  
**Transaction Number:** 131125C1B-72981A7D-FBC6-49DB-8DDA-C14897AC062C  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7374 no later than noon on Wednesday, November 26, 2025, in order to place you on the Wednesday, December 3, 2025 meeting agenda.

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

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

<b>PROJECT NAME:</b>	<b>RIVERSONG - PRE-APPLICATION</b>	<b>PROJ #: 25-80000127</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/13/25	
RELATED NAMES:	EP VIJAY SEELAM	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-20-31-501-0A00-0010++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM HIGH INTENSITY PLANNED DEVELOPMENT AIRPORT TO HIGH INTENSITY PLANNED DEVELOPMENT TRANSITIONAL, REZONE FROM PD TO PD AND SUBDIVISION FOR A MIXED DEVELOPMENT	
NO OF ACRES	32.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	SOUTHWEST CORNER OF RICHMOND AVE AND E SR 46	
FUTURE LAND USE	HIPAP	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MATT STOLZ D.R. HORTON 10192 DOWNDEN RD ORLANDO FL 32832 (407) 912-5000 MWSTOLZ@DRHORTON.COM	VIJAY SEELAM ENGLAND-THIMS & MILLER INC 1411 EDGEWATER DR STE 200 ORLANDO FL 32804 (407) 815-3358 SEELAMV@ETMINC.COM	

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

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

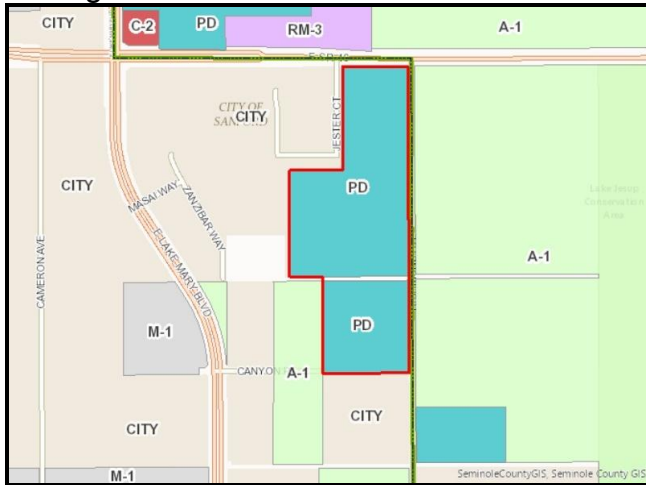


## PROJECT MANAGER COMMENTS

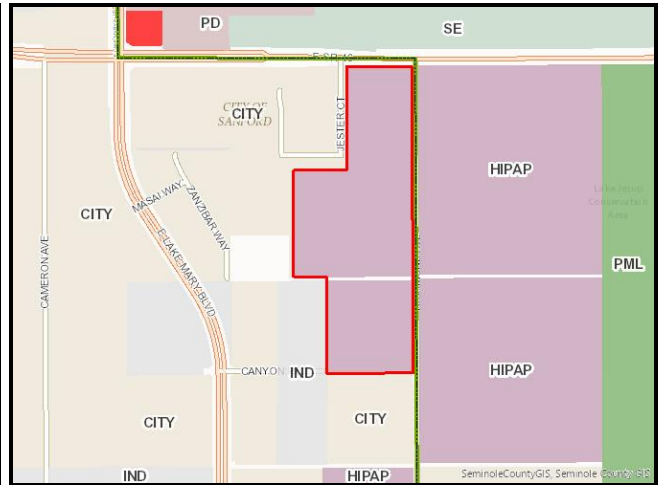
- The subject property has a Future Land Use designation of High Intensity Planned Development – Airport and has a zoning designation of PD (Planned Development).
- The Richmond Commerce Park PD is considered expired and would require a rezone and Land Use Amendment to reinstate any entitlements to the property.
- The subject site is located within the City of Sanford utility service area and previously the City has stated that they would require annexation to connect to utilities. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

## PROJECT AREA ZONING AND AERIAL MAPS

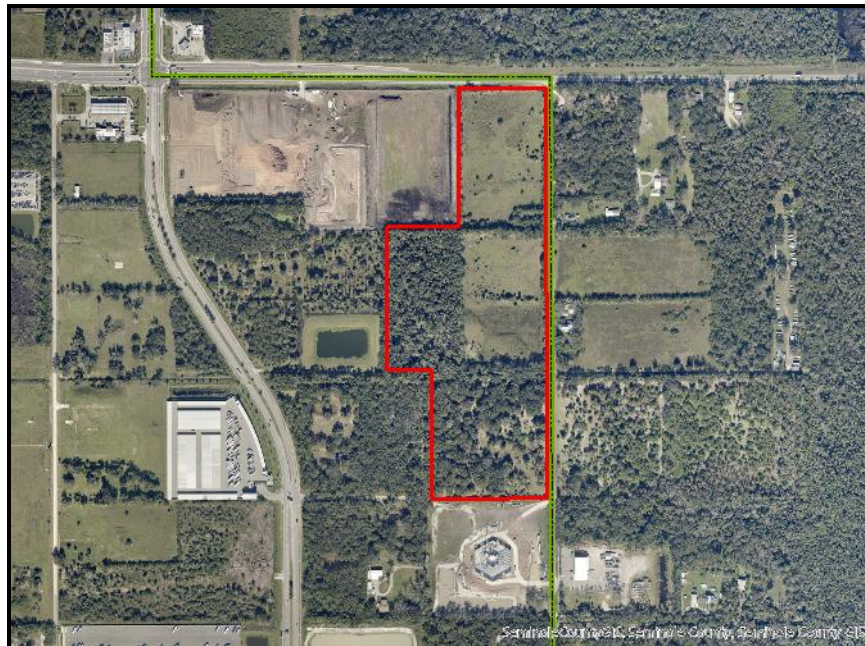
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

#	REVIEWED BY	TYPE
1	Buffers and CPTED	<p>A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide:</p> <ol style="list-style-type: none"> <li>1. Net buildable Area.</li> <li>2. Hours of Operation.</li> <li>3. Floor Area Ratio.</li> <li>4. Impervious Surface Ratio.</li> <li>5. Building Height</li> </ol>
2	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>
3	Buffers and CPTED	<p>Buffer information can be found here:</p> <p><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>
4	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. Section 30.14.6:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>
5	Buffers and CPTED	<p>Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.</p>
6	Buffers and CPTED	<p>Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.</p>

7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	Building Division	11/14/25: - Standard building permitting will apply. - Each structure, and building will require a separate permit. Example: each apartment building, townhome, signage, fence/ gate systems, retaining walls, pool, etc....
10	Building Division	11/14/25: - Apartment buildings will require full fire sprinkler and fire alarm systems.
11	Building Division	11/14/25: - Full site must be intern-connected with fully complaint accessible paths, complying with the Florida Accessibility Code.
12	Comprehensive Planning	The maximum density allowed in HIP-Transitional FLU designation is 20 units per net buildable acre. The maximum allowed intensity is 0.35 FAR
13	Comprehensive Planning	Per OBJECTIVE FLU 4.5 HIGHER INTENSITY PLANNED DEVELOPMENT (HIP) PURPOSE The Higher Intensity Planned Development (HIP) land use designation is designed as a multiple use category that combines an aggressive strategy to attract specific "target industry jobs," to support the 2008 Central Florida Regional Growth Vision by encouraging development and redevelopment in centers and corridors where urban services are available or planned to be available and to protect rural and preservation areas by minimizing urban sprawl.
14	Comprehensive Planning	Projects within any HIP FLU shall A. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas; GROW WALKABLE, ACTIVE PLACES   FLU-80 B. Discourage urban sprawl by clustering economic development activities along growth corridors; C. Promote the development of significant employers and target industries that will provide jobs in close proximity to the County's existing residential areas, support existing and future mass transit systems, including SunRail commuter rail, and make the most efficient use of the County's substantial investment in infrastructure and services; D. Promote significant employer and target business development in close proximity to the regional road network and SunRail commuter rail stations, providing high visibility and convenient access; E. Ensure sufficient availability of land to realize the economic development goals of the County set forth in this Plan; F. Provide for airport-supportive employment and higher intensity mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport; and G. Allow housing supportive of and ancillary to the target industries associated with each HIP type, providing residential development in close proximity to target industry employment centers, consistent with standards for each HIP type.
15	Comprehensive Planning	Please see exhibit FLU-24 for permitted uses. Commercial uses allowed with conditional approval: Restaurant/bank Convenience store Neighborhood commercial Community shopping center

16	Comprehensive Planning	The proposed project does not appear to meet the intent of the HIP-AP or HIP-TR FLU. Staff would recommend a greater mix of uses, such as office, and more pedestrian accessibility throughout the project.
17	Comprehensive Planning	Per exhibit FLU-24, apartments with 3 stories or greater require special consideration of compatibility with surrounding uses.
18	Comprehensive Planning	Please see Policy FLU 4.5.7 Higher Intensity Planned Development (HIP) Development Guidelines, which outlines the requirements for the design. The current design does not meet these guidelines.
19	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.
20	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
21	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
22	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
23	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
24	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
25	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
26	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

27	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)
28	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
29	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
30	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
31	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)
32	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
33	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
34	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
35	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)
36	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)



37	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
38	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
39	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.
40	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
41	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.
42	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials
43	Planning and Development	The subject property has a Future Land Use designation of High Intensity Planned Development – Airport and has a zoning designation of PD (Planned Development).
44	Planning and Development	The Richmond Commerce Park PD is considered expired and would require a rezone and Land Use Amendment to reinstate any entitlements to the property.

45	Planning and Development	<p>A Land Use Amendment and PD Rezone may take between 5-6 months and involves a public hearing with the Planning &amp; Zoning Commission (P&amp;Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>Step 1 – Land Use Amendment and PD Rezone Requires a recommendation from P&amp;Z and final decision by the BCC.</p> <p>Step 2 – PD Final Development Plan Approved at the staff level.</p> <p>Step 3 – Preliminary Subdivision Plan (PSP) If the property is being subdivided, a PSP must be submitted for technical review and approval by P&amp;Z. If subdivision of the subject site is not being proposed, this step may be skipped.</p> <p>Step 4 – Site Plan/Final Engineering Approval of the plans reviewed administratively (can be combined with the PD Final Development Plan).</p> <p>Step 5 – Final Plat If the property is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the BCC as a consent agenda item.</p> <p>Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a></p> <p>Information on the Subdivision Review Process can be found at: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/subdivision-application-procedure-Summary">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/subdivision-application-procedure-Summary</a></p>
46	Planning and Development	<p>Per SCLDC Sec. 30.8.5 Intent and purpose –</p> <ul style="list-style-type: none"> <li>• The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.</li> <li>• Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.</li> <li>• 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.</li> </ul>

47	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 Review Criteria –</p> <p>(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented 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> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ol> <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> </ol>
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48	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
49	Planning and Development	A School Concurrency Application must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us.
50	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodelid=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodelid=SECOLADECO_CH30ZORE_PT15OULIRE</a>
51	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
52	Planning and Development	Per Sec. 30.11.6.2 - Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) 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). Parallel parking spaces may be reduced to nine feet (9) in stall width. (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.

53	Planning and Development	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.
54	Planning and Development	Per SCLDC Section 30.11.7(b), all development except single-family residential and duplex uses, with parking lots or other direct access to a public road shall, as part of the development approval process, establish cross-access easements which provide for the internal connection of the parcel to adjacent parcels unless the Public Works Director makes a finding that such joint-access is not feasible or practicable based upon circumstances unique to the properties.
55	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
56	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
57	Planning and Development	The proposed parcels have a platted right-of-way that divides the property, which has been labeled as a drainage easement on the proposed site plan. This would need to be vacated to incorporate it onto the site.

58	Planning and Development	Please see SCLDC Sec. 30.8.5.5 (4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?noded=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/codes/land_development_code?noded=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a>
59	Planning and Development	Your project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records. DNL Noise Contours (FLU Element Exhibit-2)
60	Planning and Development	The Planned Development Future Land Use designation requires 25% open space.
61	Planning and Development	The subject site is located within the City of Sanford utility service area and previously the City has stated that they would require annexation to connect to utilities. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.
62	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).
63	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
64	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.
65	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



66	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"</p>
67	Public Safety - Fire Marshal	<p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>
68	Public Works - Engineering	<p>The future entrance to the site off of State Road 46 does not meet the 330' separation between State Road 46 and Richmond Avenue. Please relocate the entrance to meet the 330' separation or access off or cross access to the main Kings Crossing site.</p>
69	Public Works - Engineering	<p>The entrance to the site off of Richmond Avenue does not meet the 330' separation from State Road 46. Please relocate the entrance to meet the 330' separation.</p>
70	Public Works - Engineering	<p>The entrance radius should be 50' on all driveways. Please revise accordingly.</p>
71	Public Works - Engineering	<p>Sidewalks are required on all Roadway frontages. This includes State Road 46 and Richmond Avenue. Note that additional improvements to the ROW and additional ROW are required to facilitate the proposed improvements. This would include piping a portion of State Road 46 and other drainage and roadway improvements on Richmond Avenue. Please show the required sidewalks and ROW dedication. This includes a corner clip at State Road 46 and Richmond Avenue. Please also show ADA access from the site to the ROW(s). Clear zone may be an issue on one or more roads. Curb and gutter will be required. Provide a workable section for both roads and show as part of this plan.</p>

72	Public Works - Engineering	There is a major ditch running through the property. There is County drainage and adjacent properties that drains through this property as well as the ditch in the unopened ROW. The historic flows cannot be blocked. The offsite drainage will have to be addressed at final engineering. The code states that open drainage cannot flow through a residential development. The Ditch may have to be piped unless designed appropriately and with the County Engineers approval. If not piped additional Easements are required over the ditch as the code requires 15' minimum and 30' if the ditch is wider than 15'. The drainage easement is from top of bank for the ditch to establish a maintainable berm. The ditch may not be completely in the 30' ROW. This may affect the site layout if it is not determined now. Please address how the development intends to address this issue so it can be required as part of the DO.
73	Public Works - Engineering	At final engineering the downstream system will have to be modeled to ensure that the drainage for the overall area can be handled in the downstream system. If it cannot be handled, it will either have to be attenuated or additional downstream improvements may be required. If the downstream system is determined to be deficient then the site will be required to hold up to the entire 25-year, 24-hour storm event onsite.
74	Public Works - Engineering	The County requires cross access. The roadway between the residential and commercial should have cross access all the way to the west property line to connect to the development to the west. Please show this on the plan.
75	Public Works - Engineering	Left turn lanes are required on Richmond Avenue going into the site as the speed limit is 35 MPH. Based on the number of trips right turn lanes may be required. A left turn lane will be required leaving Richmond Avenue onto State Road 46. A left turn Lane on State Road 46 going onto Richmond Avenue may be required based on the traffic study. A traffic signal warrant will be required at final engineering at State Road 46. Please show all required turn lanes.
76	Public Works - Engineering	Based on the traffic generated by this development Richmond Avenue will have to be widened. The width will be based on FDOT requirements based on volume. This is not a constrained section so reduced widths will not be allowed. Show the roadway width on the required sections.
77	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
78	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
79	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

80	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .
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**DEPARTMENT PROJECT STATUS AND CONTACT**

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Phil Kersey <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas (407) 665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jennifer Goff (407) 665-7336 <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-1093**

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**Title:**

**10:00AM (TEAMS) LAKE PARCEL - PRE-APPLICATION**

**Project Number:** 25-80000126

**Project Description:** Proposed Subdivision for boat dock access on 1.58 acres in the A-1 Zoning District located on the west side of Lake Markham Rd, south of Sylvan Lake Dr

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

**Parcel ID:** 35-19-29-300-0130-0000+

**BCC District:** 5-Herr

**Applicant:** Hunter Potalivo (305) 587-8890

**Consultant:** Brandon Marcus (407) 649-4022



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

PROJ. #: 25-80000126  
 PM: TIFFANY  
 REC'D: 11/13/2025

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

**PROJECT**

PROJECT NAME: <u>Lake Parcel Lot Split</u>	
PARCEL ID #(S): <u>34-19-29-SPQ-0000-0150 + 35-19-29-300-0130-0000</u>	
TOTAL ACREAGE: <u>1.58 Acres +/-</u>	BCC DISTRICT: <u>District 5</u>
ZONING: <u>A-2</u>	FUTURE LAND USE: <u>SE</u>

**APPLICANT**

NAME: <u>M Hunter Potalivo</u>	COMPANY: <u>M&amp;H Green Supply LLC</u>
ADDRESS: <u>4005 Church Street</u>	
CITY: <u>Sanford</u>	STATE: <u>FL</u> ZIP: <u>32771</u>
PHONE: <u>305-587-8890</u>	EMAIL: <u>hunter@sunuma.com</u>

**CONSULTANT**

NAME: <u>Brandon Marcus, Esq.</u>	COMPANY: <u>BakerHostetler, LLP</u>
ADDRESS: <u>200 S. Orange Ave., Suite 2300</u>	
CITY: <u>Orlando</u>	STATE: <u>FL</u> ZIP: <u>32801</u>
PHONE: <u>407-649-4022</u>	EMAIL: <u>bmarcus@bakerlaw.com</u>

**PROPOSED DEVELOPMENT**

Brief description of proposed development: See Attachment with description

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: <u>11/21</u>	COM DOC DUE: <u>11/25</u>	DRC MEETING: <u>12/03/2025</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 west side of Lake Markham Rd, northeast of Lake Markham Preserve Trl</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>5: HERR</u>	



### Exhibit to Pre-Application Meeting

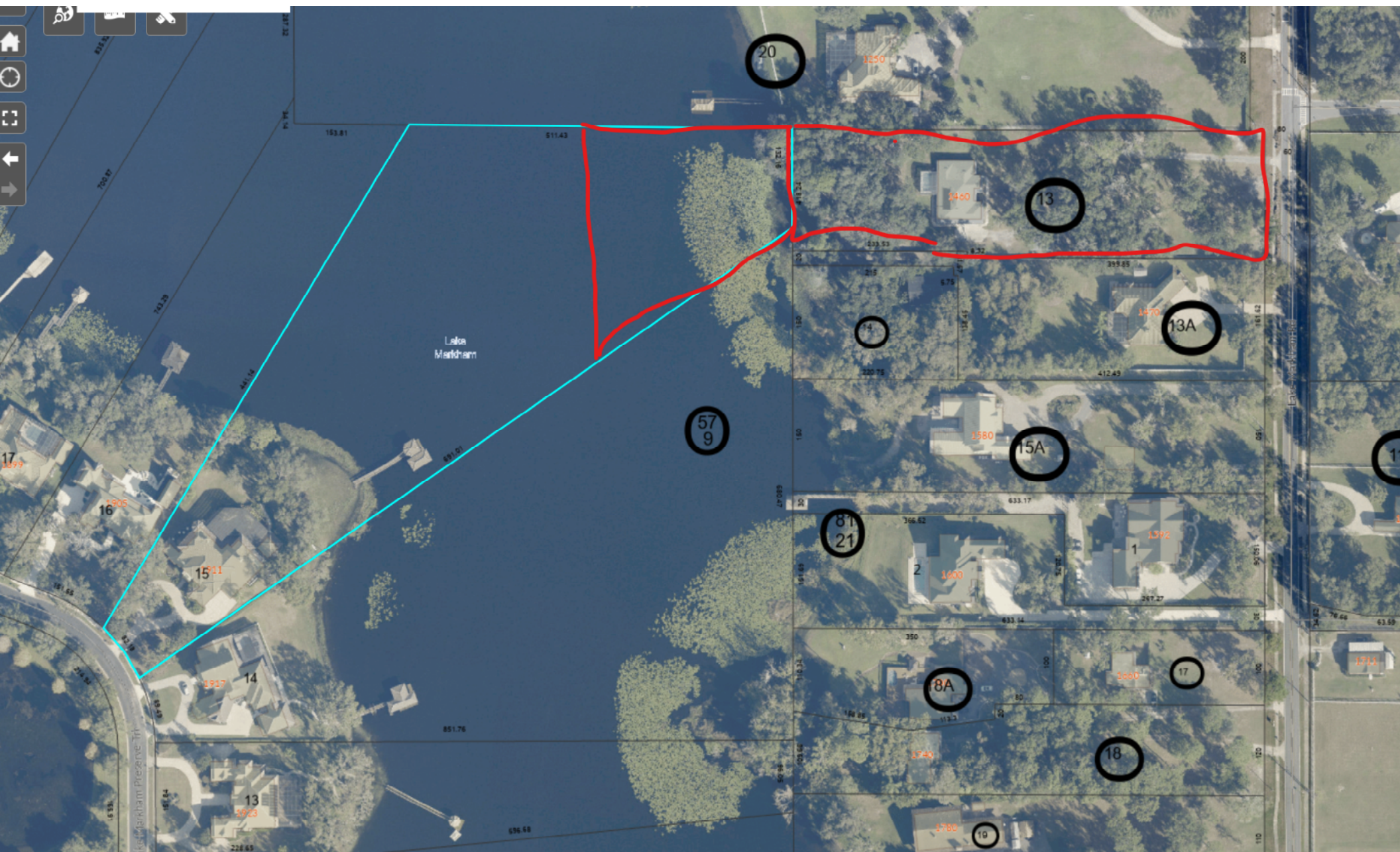
Please let this exhibit serve as the explanation for the proposed development. M&H Green Supply, LLC (the “Applicant”) is under contract to purchase Parcel Identification Number **35-19-29-300-0130-0000**, with property address 1460 Lake Markham Road, Sanford, Florida 32771. However, Applicant requires lake access and the ability to build a boat dock. In order to get this lake access, Applicant was informed it may need either an easement right or fee simple ownership of a portion of the property with Parcel Identification Number **34-19-29-5PQ-0000-0150**, with property address 1911 Lake Markham Preserve Trail, Sanford, Florida 32771.

A depiction of the proposed parcel for which Applicant would either lease or own is enclosed with this application. The other property owner (1911 Lake Markham) is willing to work with Applicant on either the purchase or easement right, but Applicant requires more information from Seminole County as to how it can accomplish the purchase and/or easement transaction, and to ensure that Applicant would be able to successfully obtain the issuance of a building permit for the construction of a boat dock for the 1460 Lake Markham road property upon the completion of the transaction.

We appreciate Seminole County’s assistance in this manner and look forward to the pre-application meeting.







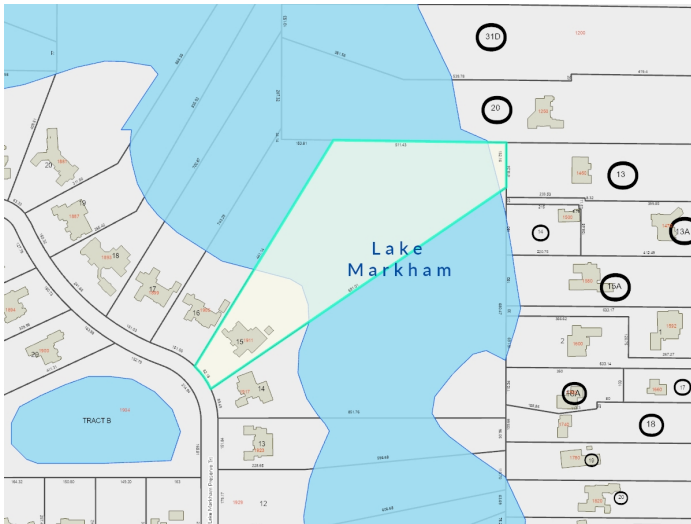


# Property Record Card



Parcel: **34-19-29-5PQ-0000-0150**  
 Property Address: **1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771**  
 Owners: **GAGNE, KEVIN; GAGNE, F LYNN**  
 2026 Market Value \$2,383,280 Assessed Value \$1,622,987 Taxable Value \$1,572,265  
 2025 Tax Bill \$21,016.35 Tax Savings with Exemptions \$11,310.59  
 The 5 Bed/7 Bath Single Family Waterfront property is 7,128 SF and a lot size of 6.34 Acres

## Parcel Location



## Site View



3419295PQ00000150 04/19/2023

## Parcel Information

Parcel	34-19-29-5PQ-0000-0150
Property Address	1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771
Mailing Address	1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771-8103
Subdivision	LAKE MARKHAM PRESERVE
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,714,029	\$1,718,527
Depreciated Other Features	\$169,251	\$144,726
Land Value (Market)	\$500,000	\$500,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,383,280	\$2,363,253
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$760,293	\$786,006
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,622,987	\$1,577,247

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,326.94
Tax Bill Amount	\$21,016.35
Tax Savings with Exemptions	\$11,310.59

## Owner(s)

Name - Ownership Type

GAGNE, KEVIN - Tenancy by Entirety  
 GAGNE, F LYNN - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments





GARAGE FINISHED	826
OPEN PORCH FINISHED	102
OPEN PORCH FINISHED	1092
OPEN PORCH FINISHED	91
OPEN PORCH FINISHED	220
OPEN PORCH FINISHED	252
SCREEN PORCH FINISHED	88
UPPER STORY FINISHED	2639
UTILITY FINISHED	180

Permits				
Permit #	Description	Value	CO Date	Permit Date
00256	1911 LAKE MARKHAM PRESERVE TRL: REROOF RESIDENTIAL-REROOF TILE [LAKE MARKHAM PRESERVE]	\$140,945		1/11/2024
05112	MASTER BEDROOM ADDITION	\$18,000		5/4/2016
04342	ADDING ROOF & SCREEN ON EXISTING 2ND STORY PORCH W/STAIRS	\$10,000		4/24/2008
12011	BOAT DOCK	\$20,000		12/1/2002
00009	BOAT DOCK	\$18,000		1/1/2002
12019	SCREEN POOL ENCLOSURE	\$16,500		12/1/2001
06560	SWIMMING POOL	\$57,000		7/1/2001
05649	MISC ELECTRICAL WIRING	\$0		6/1/2001
00813		\$649,110	2/25/2002	1/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 3	2002	5	\$45,000	\$27,000
POOL 3	2002	1	\$140,000	\$84,000
GAS HEATER - UNIT	2002	1	\$1,653	\$992
SCREEN ENCL 3	2002	1	\$48,000	\$28,800
WATER FEATURE	2002	1	\$2,589	\$1,553
SOLAR HEATER	2002	1	\$0	\$0
BOAT DOCK 2	2002	1	\$8,000	\$4,800
GAZEBO 3	2002	1	\$4,120	\$2,472
ELEVATOR RESIDENTIAL	2002	1	\$10,390	\$6,234
BOAT COVER 2	2003	1	\$8,000	\$4,800
SUMMER KITCHEN 2	2011	1	\$10,000	\$6,500
PATIO 2	2002	1	\$3,500	\$2,100

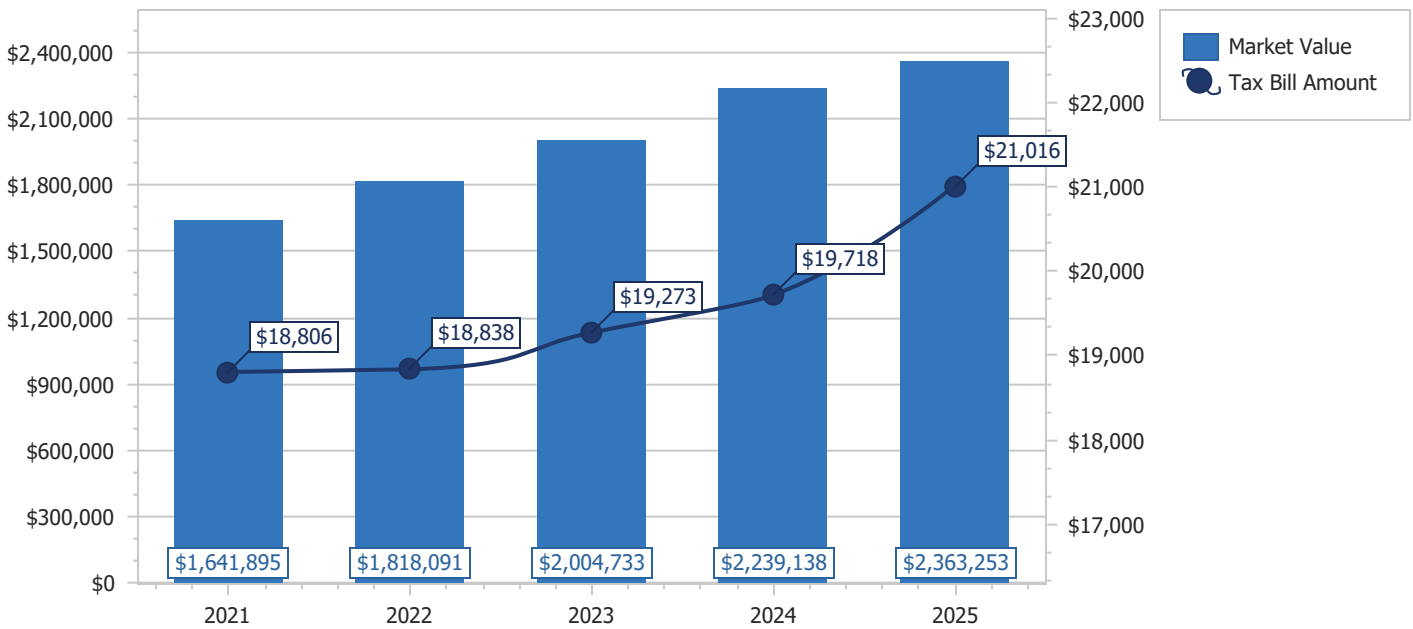
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



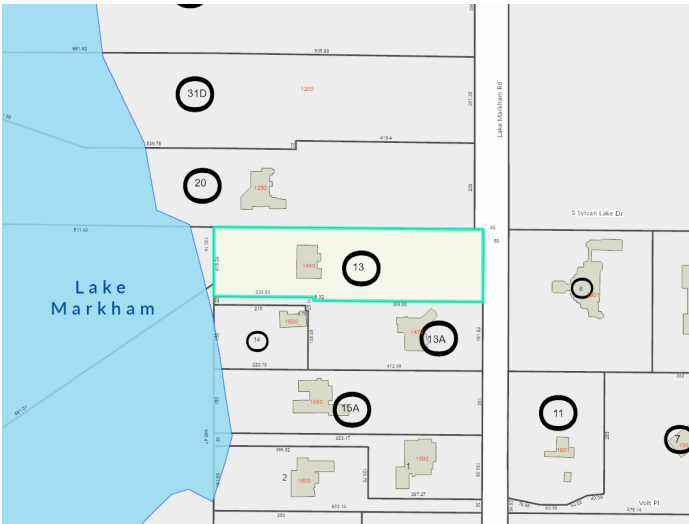
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# Property Record Card



Parcel: **35-19-29-300-0130-0000**  
 Property Address: **1460 LAKE MARKHAM RD SANFORD, FL 32771**  
 Owners: **JIMENEZ, THOMAS N; JIMENEZ, DONA M**  
 2026 Market Value \$933,655 Assessed Value \$305,566 Taxable Value \$254,844  
 2025 Tax Bill \$3,503.22 Tax Savings with Exemptions \$9,274.74  
 The 4 Bed/3 Bath Single Family property is 2,857 SF and a lot size of 2.41 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-29-300-0130-0000
Property Address	1460 LAKE MARKHAM RD SANFORD, FL 32771
Mailing Address	125 LARKWOOD DR SANFORD, FL 32771-8956
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2000)
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	\$407,255	\$409,530
Depreciated Other Features	\$26,400	\$24,600
Land Value (Market)	\$500,000	\$500,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$933,655	\$934,130
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$628,089	\$637,176
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$305,566	\$296,954

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,777.96
Tax Bill Amount	\$3,503.22
Tax Savings with Exemptions	\$9,274.74

## Owner(s)

### Name - Ownership Type

JIMENEZ, THOMAS N - Tenancy by Entirety  
 JIMENEZ, DONA M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 35 TWP 19S RGE 29E BEG NW COR SEC  
 RUN S 161.72 FT E 233.53 FT S 8.32 FT E TO  
 WLY R/W LAKE MARKHAM RD N TO A PT E OF  
 BEG W TO BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$305,566	\$50,722	\$254,844
Schools	\$305,566	\$25,000	\$280,566
FIRE	\$305,566	\$50,722	\$254,844
ROAD DISTRICT	\$305,566	\$50,722	\$254,844
SJWM(Saint Johns Water Management)	\$305,566	\$50,722	\$254,844

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/1/2004	\$100	05562/1145	Improved	No
WARRANTY DEED	8/1/1995	\$100	02958/0042	Vacant	No

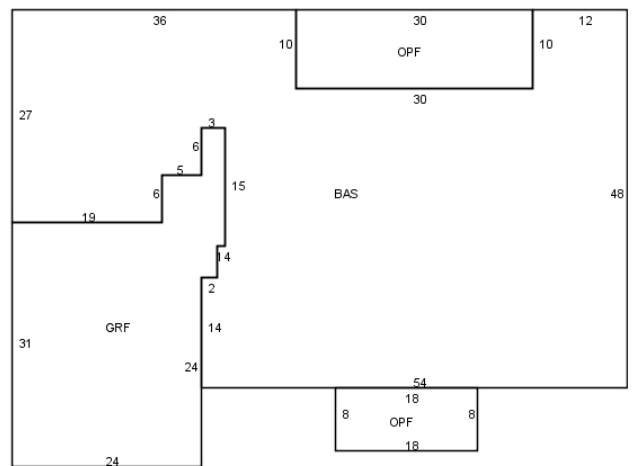
## Land

Units	Rate	Assessed	Market
1 Lot	\$500,000/Lot	\$500,000	\$500,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1999
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft <sup>2</sup> )	2857
Total Area (ft <sup>2</sup> )	4128
Constuction	SIDING GRADE 3
Replacement Cost	\$455,033
Assessed	\$407,255

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

GARAGE FINISHED	827
OPEN PORCH FINISHED	144
OPEN PORCH FINISHED	300

Permits				
Permit #	Description	Value	CO Date	Permit Date
01383	1460 LAKE MARKHAM RD: EZ REROOF RESIDENTIAL-	\$30,790		1/27/2023
14488	1460 LAKE MARKHAM RD: MECHANICAL - RESIDENTIAL-	\$6,890		8/27/2021
16383	1460 LAKE MARKHAM RD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-SFR	\$5,032		11/19/2019
11183	RELOCATION OF STORAGE SHED	\$500		10/2/2006
07536	SCREEN POOL ENCLOSURE	\$3,418		4/14/2005
01213	INGROUND SWIMMING POOL	\$22,765		1/19/2005
02774	ADDITION W/3 FIXTURES 16X24 WD UTILITY	\$10,000		3/1/2001
10100	BURGLAR ALARM SYSTEM	\$200		12/1/1998
06976		\$191,891	4/22/1999	9/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	2005	1	\$35,000	\$21,000
SOLAR HEATER	2005	1	\$0	\$0
SCREEN ENCL 2	2005	1	\$9,000	\$5,400

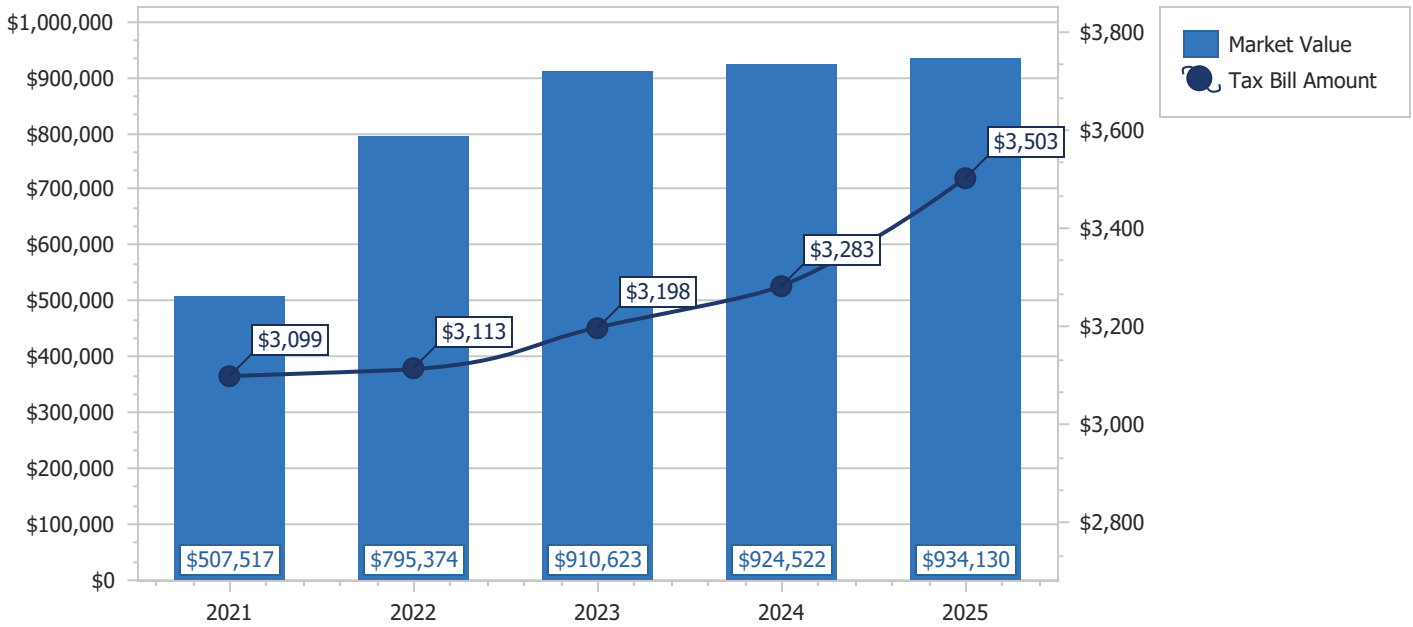
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



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

**Receipt Details**

**Date:** 11/13/2025 10:57:49 AM  
**Project:** 25-80000126  
**Credit Card Number:** 37\*\*\*\*\*4003  
**Authorization Number:** 202854  
**Transaction Number:** 131125O18-23015AA0-91E9-4B8B-9E28-E2037D655316  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>LAKE PARCEL - PRE-APPLICATION</b>	<b>PROJ #: 25-80000126</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/13/25	
RELATED NAMES:	EP BRANDON MARCUS	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	35-19-29-300-0130-0000+	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR A BOAT DOCK ACCESS ON 1.58 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE MARKHAM RD, NORTHEAST OF LAKE MARKHAM PRESERVE TRL	
NO OF ACRES	1.58	
BCC DISTRICT	4: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LAKE MARKHAM RD, NORTHEAST OF LAKE MARKHAM PRESERVE TRL	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
HUNTER POTALIVO M&H GREEN SUPPLY LLC 4005 CHURCH ST SANFORD FL 32771 (305) 587-8890 HUNTER@SUNVENA.COM	BRANDON MARCUS BAKERHOSTETLER 200 S ORANGE AVE ORLANDO FL 32801 (407) 649-4022 BMARCUS@BAKERLAW.COM	

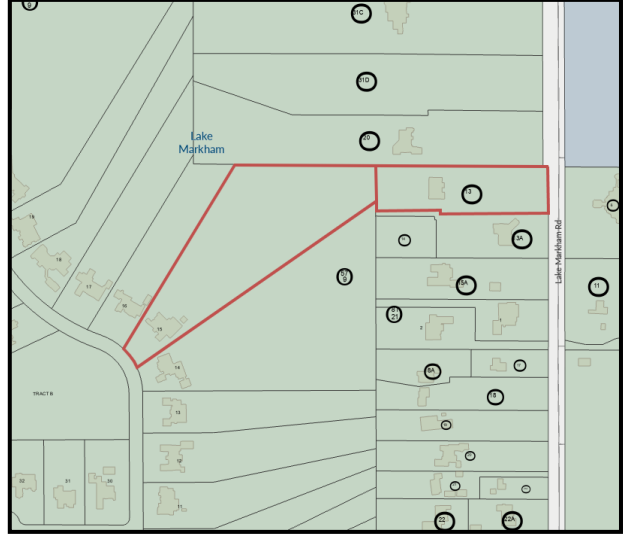
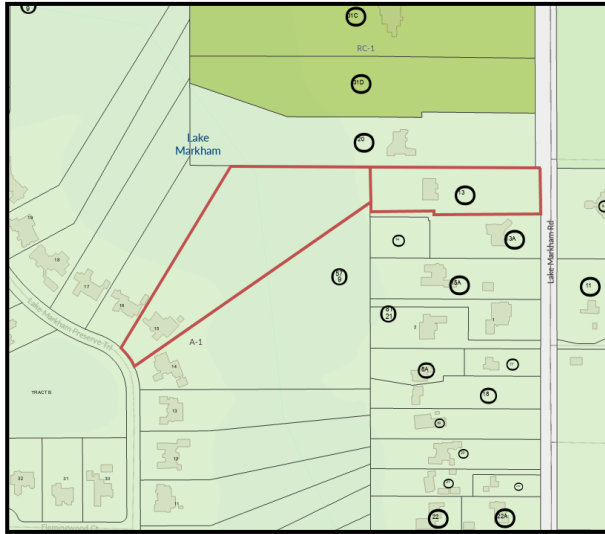
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

## PROJECT MANAGER COMMENTS

- The subject properties have a Suburban Estates Future Land Use and A-1 (Agriculture) zoning.
- The proposed development would be subject to the Minor Plat review and approval process for the entirety of parcel 35-19-29-300-0130-0000 and the portion of parcel 34-19-29-5PQ-0000-0150 subject to sale.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</a>	Info Only
3.	Building Division	Standard building permitting will apply for any proposed structure. - Permitting is tied to legal ownership of a property, and can only be approved if the applicant/ property owner is the legal owner of the property and is the one approving the work and taking full responsibility.	Info Only
4.	Comprehensive Planning	The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Based on this, the proposed site appears consistent with the suburban estates future land use.	Info Only
5.	Environmental Services	Seminole County Utilities has no objections to the proposed lot line reconfiguration.	Info Only
6.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="https://library.municode.com/fl/seminole_county">https://library.municode.com/fl/seminole_county</a> Seminole County Planning & Development: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development</a>	Info Only

7.	Planning and Development	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58, and SCCP, FLU Element Objective FLU 12 and Policy FLU 12.2, and CON Element Exhibit-2 for requirements for development within the WRPA.	Info Only
8.	Planning and Development	The minimum building setbacks for the A-1 zoning district are: Fifty (50) foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.  *The rear yard setback is measured from the mean high-water line. At building permitting, the mean high-water line must be shown on the survey with the setbacks marked from this elevation line.	Info Only
9.	Planning and Development	In the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain. Both the wetlands and upland buffers must be placed within a conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1111(b) and SCCP Policy FLU 12.9	Info Only
10.	Planning and Development	<b>For development within the WRPA</b> , a Wekiva Consistency review must be completed. The application form can be found at <a href="http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf">http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf</a>	Info Only
11.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Info Only
12.	Planning and Development	The proposed project is subject to Minor Plat review and approval process, SCLDC Chapter 35  Information can be found at: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/minor-plat-subdivision-procedure-summary">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/minor-plat-subdivision-procedure-summary</a>	Info Only
13.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Info Only
14.	Planning and Development	<b>DIVISION 2. WEKIVA RIVER PROTECTION AREA ENVIRONMENTAL DESIGN STANDARDS</b> <b>30.10.5.10 Wekiva River Protection Area Environmental Design Standards.</b> (a) Arbor Protection. (1) Upon submittal of a site-plan, subdivision application, building permit, or any other application which proposes development within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area/School Site, a tree survey that is compliant with <a href="#">Chapter 60</a> of the Land Development Code of Seminole County shall be	Info Only



		<p>submitted for verification of compliance by the County's Development Review Division Manager or designee. Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site.</p> <p>(2) When fifty (50) percent of the trees cannot be reasonably preserved, a tree replacement ratio shall be implemented that shall require an increasing number of replacement trees based upon the size of a removed tree's caliper, in accordance with <a href="#">Chapter 60</a> of the Land Development Code of Seminole County.</p> <p>(3) Replacement trees shall be native species as listed in <a href="#">Section 60.23</a> of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet.</p> <p>(4) Single family residential lots with less than fifty (50) percent remaining native vegetation that are platted after the effective date of this Part shall demonstrate at the time of permitting that existing trees and native vegetation shall be maintained to the greatest extent possible.</p> <p>(b)Protection of Wetlands and Flood Prone Areas.</p> <p>(1) An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained on lands adjoining the conservation land use designation, the FP-1 classification, or properties which have been previously designated as conservation areas or conservation easements.</p> <p>(2) Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited.</p> <p>(3) If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter encroachment. The homeowners association shall be required to adopt covenants which protect such areas from any activity by the residents. Violators shall be subject to standard code enforcement procedures.</p> <p>(4) Seminole County shall evaluate and regulate all development within the Wekiva River Protection Area as defined in Section 369.303(9), Florida Statutes, or its successor provision, to ensure consistency with the said Act, the provisions of the Seminole County Comprehensive Plan adopted to conform to said Act and the designated protection zones as required by the Act, including coordination with appropriate agencies as necessary.</p> <p>(5) When a proposed development relates to real property located in or near the edge of a designated protection zone, as designated by the Wekiva River Protection Act, the applicant shall submit proof of compliance with all agency regulations applicable to the</p>	
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	<p>subject property in conformance with the Act, or proof of exemption thereto. Such proof of compliance or exemption shall be required prior to the issuance of such permits by Seminole County.</p> <p>(c) Clustering and the Planned Development (PD). On property having the Suburban Estates land use designation, the use of Planned Development ("PD") zoning may only be permitted if the Development Services Director or designee determines that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering. Natural features that may be protected using PD zoning include, but are not limited to, floodprone areas, karst features, most effective recharge areas, or other environmentally sensitive natural habitat. A cluster subdivision must provide a minimum of forty (40) percent open space, including intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes so that a minimum of sixty (60) percent of the residential lots abut or are located across the street from land held for the common enjoyment of the future residents of the development.</p> <p>(d) Protection of Listed Species.</p> <p>(1) As a condition for development approval or PD rezoning, applicants shall be required to complete a survey of plants and wildlife including those species designated as endangered, threatened, or species of special concern pursuant to Rules 39-27.003, 39-27.004 and 39-27.005, Florida Administrative Code, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission ("FFWCC") and current information from the Florida Natural Areas Inventory.</p> <p>(2) Protection of listed species shall be accomplished either through on-site preservation or through relocation within the Wekiva River Protection Area in accordance with a plan acceptable to, and permitted by, the Florida Fish and Wildlife Conservation Commission. Incidental taking of listed species shall not be permitted unless the FFWCC determines that a particular group of animals on the site cannot be relocated or benefited by on-site preservation due to disease. Should such a determination be made by the FFWCC, any incidental taking must be expressly and specifically approved by the County's Natural Resources Officer.</p> <p>(3) If a listed species is determined to exist on a site, the following shall apply in order of priority:</p> <ul style="list-style-type: none"> <li>a. The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or</li> <li>b. The developer/applicant must prove to the County's Natural Resources Officer that it is not possible to avoid the habitat of said species and achieve the approved net density, and then relocate the species on site to equally suitable habitat consistent with guidelines published by the Florida Fish and Wildlife Conservation Commission; or</li> </ul>	
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		<p>c. The developer/applicant must prove to the County's Natural Resources Officer via site analysis that development cannot be accomplished to the approved net density by utilization of on-site relocation of said species, in which case as a final option, only the number of individuals of said species necessary to allow development to occur may be relocated off site. Additional individuals may be relocated off site if it can be demonstrated to the County's Natural Resources Officer that remaining individuals of said species would not constitute or remain part of a viable population. Relocation must take place within the Wekiva River Protection Area with preference given to properties adjacent or close to the donor site.</p> <p>d. Wekiva Study Area Environmental Design Standards In addition to the provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part, development activities must also comply with the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.5WERIPREMESOVZO">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.5WERIPREMESOVZO</a></p>	
15.	Public Safety - Fire Marshal	Any future buildings shall require appropriate permitting through SC building department.	Info Only
16.	Public Works - Engineering	No specific issues noted with traffic.	Info Only
17.	Public Works - Engineering	No specific issues noted with stormwater. Note that there may be required to have a conservation easement over the lake area.	Info Only
18.	Public Works - Impact Analysis	No Review Required. The trip generation for the site will not be significant. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only
19.	Public Works - Water Quality	Please be aware of Seminole County's Shoreline Protection Ordinance prior to any proposed shoreline clearing activities. More information about the ordinance can be found at <a href="https://www.seminolecountyfl.gov/departments-services/environmental-services/watershed-management/shoreline-protection-ordinance">https://www.seminolecountyfl.gov/departments-services/environmental-services/watershed-management/shoreline-protection-ordinance</a>	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov
Public Works - Water Quality	Shannon Wetzel (407) 665-2455 swetzel@seminolecountyfl.gov



## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1095**

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**Title:**

**MAI SUSHI - PRE-APPLICATION**

**Project Number:** 25-80000129

**Project Description:** Proposed Site Plan for a sushi kiosk in an existing grocery store on 9.45 acres in the PD Zoning District located on the southeast corner of Casa Verde Blvd and W 25th St

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

**Parcel ID:** 03-20-30-526-0000-0010

**BCC District:** 4-Lockhart

**Applicant:** Meghann Mingle (480) 909-9791

**Consultant:** N/A



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

**PROJ. #:** 25-80000129  
**RECEIVED AND PAID 11/13/2025**

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00
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PROJECT NAME: <b>Mai Sushi</b>	
PARCEL ID #(S): <b>03-20-30-526-0000-0010</b>	
TOTAL ACREAGE: <b>9.45 Acres</b>	BCC DISTRICT: <b>4: LOCKHART</b>
ZONING: <b>Planned Development (PD)</b>	FUTURE LAND USE: <b>PD</b>

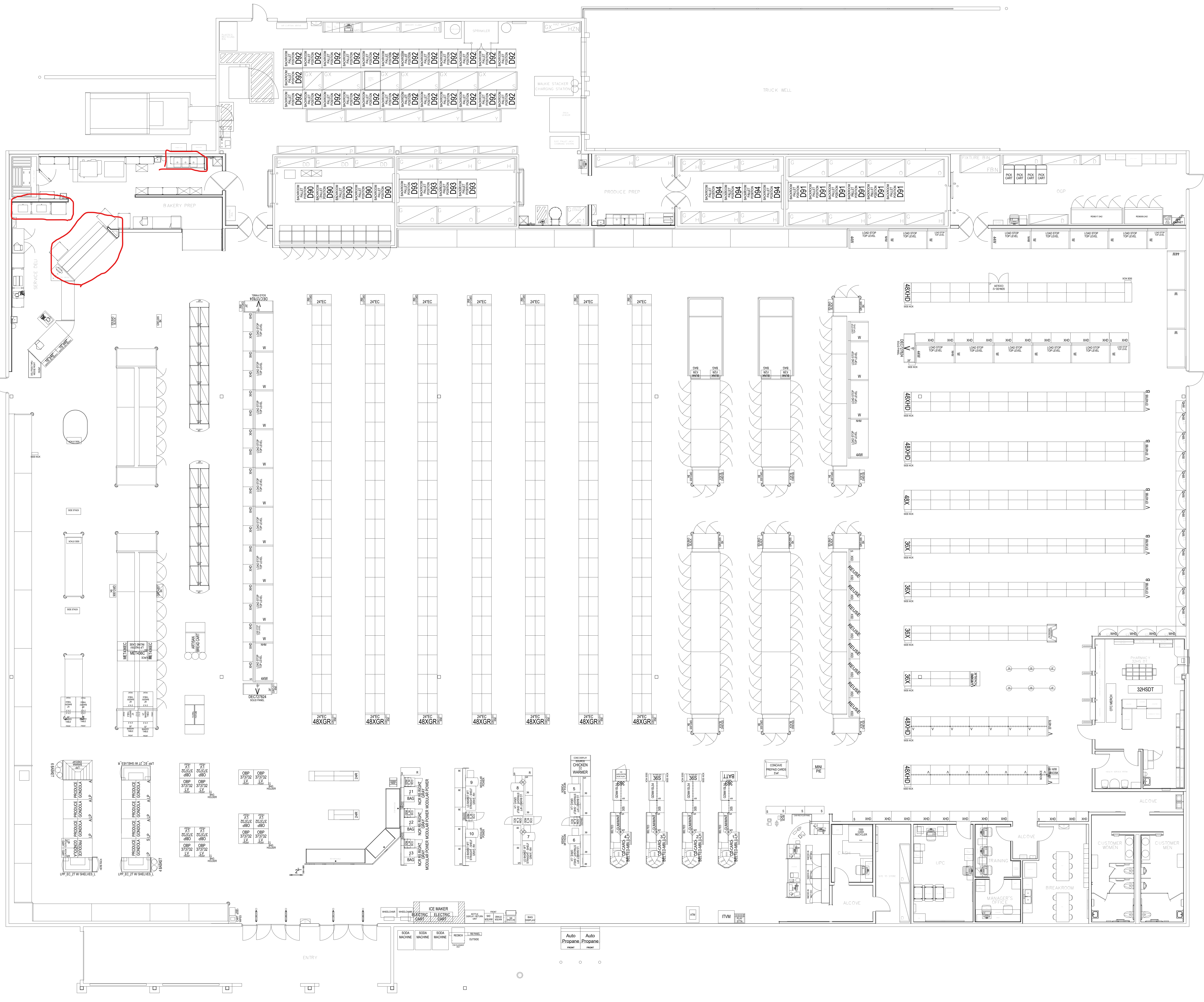
NAME: <b>Meghann Mingle (Authorized Agent)</b>	COMPANY: <b>Hana Group Franchising, LLC (DBA: Mai Sushi)</b>	
ADDRESS: <b>6565 N. MacArthur Blvd., Suite 330</b>		
CITY: <b>Irving</b>	STATE: <b>TX</b>	ZIP: <b>75039</b>
PHONE: <b>Applicant: 480-909-9791 Business: 412-310-7717</b>	EMAIL: <b>Applicant: hg_825casa_za@permitflowteam.com Business: hglicense@hanagroup.us</b>	

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

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <b>N/A - This project involves no construction work — no new walls, structural changes, plumbing, or electrical modifications. The scope is limited to arranging existing display cases for a small sushi prep and display area within the Walmart deli department. A chef will prepare sushi on-site for grab-and-go sales, using Walmart's existing check-out system and shared facilities such as sinks, refrigeration, storage, and restrooms.</b>				

COMMENTS DUE: <b>11/21</b>	COM DOC DUE: <b>11/25</b>	DRC MEETING: <b>12/03/2025</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>PD</b>	FLU: <b>PD</b>	LOCATION: <b>on the southeast corner of Casa Verde Blvd and 25th St</b>
W/S: <b>SEMINOLE COUNTY UTILITIES</b>	BCC: <b>4: LOCKHART</b>	



**INSECT CONTROL UNIT LEGEND**

FINAL NUMBER OF UNITS RECEIVED IS DETERMINED BY THE WALMART FOOD SAFETY & HEALTH PEST MANAGEMENT AND PEST ELIMINATION SERVICES PROVIDER.

TYPE	TOTAL	D
D	6	D

NOTES:  
1. ALL UNITS TO BE INSTALLED BY THE PEST ELIMINATION SERVICES PROVIDER



# Property Record CardA



Parcel: **03-20-30-526-0000-0010**  
 Property Address: **825 CASA VERDE BLVD LAKE MARY, FL 32746**  
 Owners: **M&M CASA VERDE LLC**  
 2026 Market Value \$7,578,238 Assessed Value \$7,578,238 Taxable Value \$7,578,238  
 2025 Tax Bill \$104,418.37  
 Supermarket property w/1st Building size of 41,412 SF and a lot size of 9.45 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	03-20-30-526-0000-0010
Property Address	
Mailing Address	WALMART PROP TAX PO BOX 8050 BENTONVILLE, AR 72716-0000
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$3,470,460	\$3,520,038
Depreciated Other Features	\$253,929	\$259,593
Land Value (Market)	\$3,853,849	\$3,853,849
Land Value Agriculture	\$0	\$0
Just/Market Value	\$7,578,238	\$7,633,480
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	\$7,578,238	\$7,633,480

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$104,418.37
Tax Bill Amount	\$104,418.37
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 M&M CASA VERDE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 1  
GREENWAY SHOPPES  
PB 68 PG 53

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$7,578,238	\$0	\$7,578,238
Schools	\$7,578,238	\$0	\$7,578,238
FIRE	\$7,578,238	\$0	\$7,578,238
ROAD DISTRICT	\$7,578,238	\$0	\$7,578,238
SJWM(Saint Johns Water Management)	\$7,578,238	\$0	\$7,578,238

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2015	\$4,330,000	08580/0718	Vacant	No
SPECIAL WARRANTY DEED	9/1/2007	\$4,125,000	06819/1208	Vacant	No

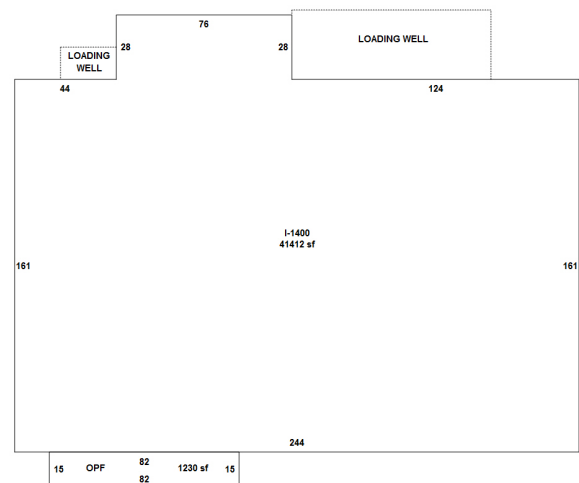
## LandA

Units	Rate	Assessed	Market
411,736 SF	\$10.40/SF	\$3,853,849	\$3,853,849

## Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	2015
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	41412
Total Area (ft <sup>2</sup> )	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$3,966,240
Assessed	\$3,470,460

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
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PermitsA				
Permit #	Description	Value	CO Date	Permit Date
13302	825 CASA VERDE BLVD: SITE LIGHTING- PARKING LOT LIGHT POLE CC [GREENWAY SHOPPES]	\$7,500		3/2/2023
12768	825 CASA VERDE BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [GREENWAY SHOPPES]	\$13,500		8/31/2022
09185	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-WAL-MART - Install new burglar panel [GREENWAY SHOPPES]	\$12,302		8/16/2022
08040	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-Low voltage. Installing 19 CCTV devices [GREENWAY SHOPPES]	\$37,650		6/2/2022
00415	825 CASA VERDE BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT CC NO CO [GREENWAY SHOPPES]	\$500,000	9/21/2023	5/25/2022
06973	825 CASA VERDE BLVD: ELECTRICAL - COMMERCIAL-Walmart Neighborhood Market # 525 [GREENWAY SHOPPES]	\$45,000		5/18/2022
15491	825 CASA VERDE BLVD: ALTERATION COMMERCIAL-LEVEL 2 INT ALT [GREENWAY SHOPPES]	\$99,853		2/16/2021
18350	825 CASA VERDE BLVD: WALK / REACH - IN COOLER COMMERCIAL-WALMART [GREENWAY SHOPPES]	\$5,000		2/15/2021
05932	825 CASA VERDE BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [GREENWAY SHOPPES]	\$1,225		5/29/2019
11370	RANGEHOOD	\$2,772		10/6/2015
10613	ELECTRICAL	\$15,000		9/18/2015
05930	WALK-IN COOLER	\$279,300		9/17/2015
10117	HOOD SYSTEM NFPA 96	\$950		9/4/2015
07723	WALL SIGN	\$250		7/10/2015
07718	WALL SIGN	\$4,500		7/10/2015
07719	WALL SIGN	\$500		7/10/2015
07720	MONUMENT SIGN	\$6,000		7/10/2015
07721	WALL SIGN	\$500		7/10/2015
07722	MONUMENT SIGN	\$6,000		7/10/2015
07267	FIRE SPRINKLER SYSTEM	\$73,900		7/10/2015
06749	FENCE/WALL	\$64,200		7/2/2015
06265	INSTALL LOW VOLTAGE FIRE ALARM SYSTEM	\$15,000		6/8/2015
03193	SITE LIGHTING - USING SHARED PLANS W/PERMIT #15-01299 - 841 CASA VERDE BLVD	\$0		3/26/2015
01299	NEW GROCERY STORE	\$3,711,450	1/5/2016	2/9/2015

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
PATIO CONC	2015	816	\$4,439	\$3,329
WALKS CONC COMM	2015	3650	\$19,856	\$14,892
COMMERCIAL CONCRETE DR 4 IN	2015	18562	\$100,977	\$75,733
COMMERCIAL ASPHALT DR 2 IN	2015	44766	\$120,868	\$90,651
FACE BLOCK WALL - SF	2015	1248	\$19,232	\$14,424
6' CHAIN LINK FENCE - LIN FT	2015	1259	\$19,502	\$14,627
POLE LIGHT 1 ARM	2015	12	\$22,248	\$22,248
POLE LIGHT 2 ARM	2015	5	\$18,025	\$18,025

## ZoningA

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

## School DistrictsA

Elementary	Region 2
Middle	Millennium
High	Seminole

## Political RepresentationA

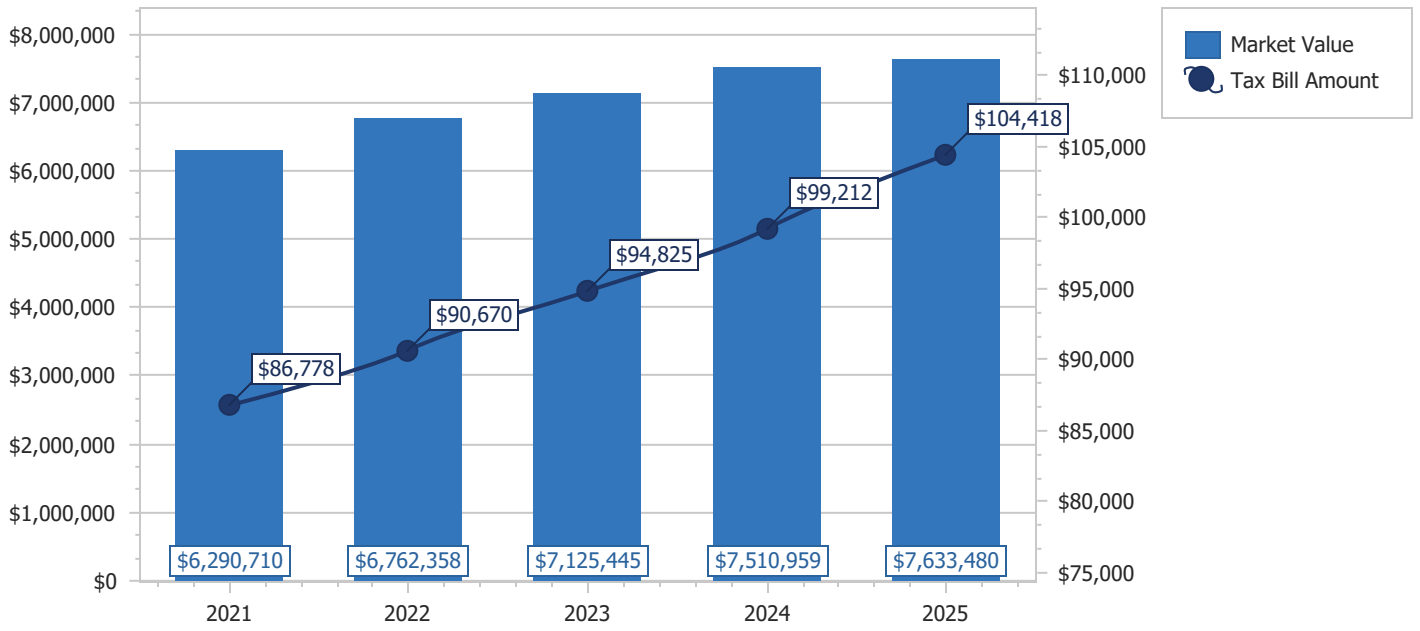
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 14

## Utilities

Fire Station #	Station: 33 Zone: 337
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



# Property Value HistoryA



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PD

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

**Receipt Details**

**Date:** 11/14/2025 11:59:08 AM  
**Project:** 25-80000129  
**Credit Card Number:** 41\*\*\*\*\*8722  
**Authorization Number:** S09271  
**Transaction Number:** 141125C19-F39D8A67-64FD-4C1F-982F-0FBE4A77E312  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>MAI SUSHI - PRE-APPLICATION</b>	<b>PROJ #: 25-80000129</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/25	
RELATED NAMES:	EP MEGHANN MINGLE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	03-20-30-526-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SUSHI KIOSK IN AN EXISTING GROCERY STORE ON 9.45 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF CASA VERDE BLVD AND 25TH ST	
NO OF ACRES	9.45	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTHEAST CORNER OF CASA VERDE BLVD AND 25TH ST	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MEGHANN MINGLE HANA GROUP FRANCHISING LLC 6565 N MACARTHUR BLVD IRVINE TX 75039 (480) 909-9791 HG_825CASA_ZA@PERMITFLOWTEAM.COM	N/A	

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

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

## PROJECT MANAGER COMMENTS

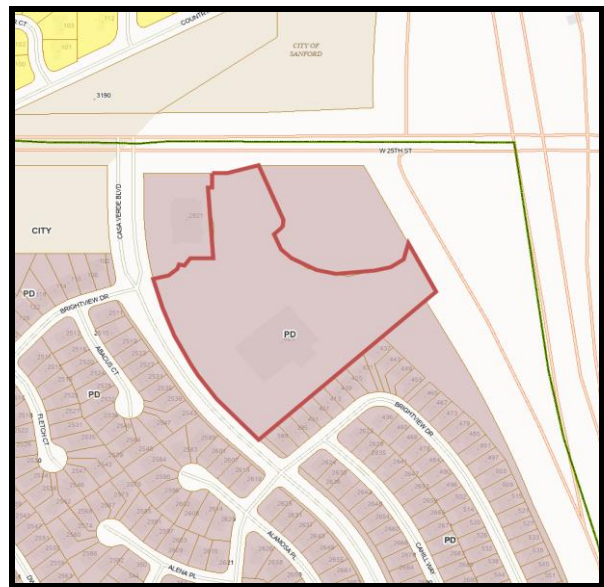
- The subject property has a Future Land Use of Planned Development and is within the Chase Groves DRI Planned Development.
- The proposed use of a sushi grab and go station that is located inside the existing Walmart is permitted.
- The Applicant will not be required based on the scope of the project to apply for any building or site permits.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial





## AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Department Phil Kersey	Scope of project outlined will not require any building permits.	Info Only
2.	Comprehensive Planning David German	Future Land Use of PD. An amendment to the PD may require an amendment to the Future Land Use.	Info Only
3.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
4.	Environmental Services James Van Alstine	No utility work proposed as a part of this project. No review required.	Info Only
5.	Planning and Development Annie Sillaway	<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 time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>                      Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
6.	Planning and Development Annie Sillaway	The proposed use of a pick up and go sushi station is permitted in current PD (Planned Development) Chase Groves DRI Zoning District designation.	Info Only
7.	Public Safety - Fire Marshal Matthew Maywald	Any interior modifications to layout, etc will require permits through the SC building department.	Info Only
8.	Public Works - Engineering Jim Potter	No issues noted with traffic and stormwater.	Info Only
9.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the	Info Only

	Arturo Perez	site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	
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**DEPARTMENT PROJECT STATUS AND CONTACT**

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:Mmaywald@seminolecountyfl.gov">Mmaywald@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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