



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda - Final

Wednesday, August 19, 2026

9:00 AM

Room 3024 and TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) THE MILL PLAZA - PRE-APPLICATION

[2026-0686](#)

Project Number: 26-80000093

Project Description: Proposed Site Plan for a mixed commercial use development on 0.34 acres in the C-2 zoning district located on the north side of W SR 426, east of Dean Rd

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

Parcel ID: 29-21-31-501-0000-002A

BCC District: 1-Dallari

Applicant: Philip Boncore (407) 485-9355

Consultant: N/A

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

COMMENTS ONLY (NO MEETING SCHEDULED)**CULVERS SANFORD WEST - SITE PLAN****[2026-0678](#)****Project Number:** 26-06000029**Project Description:** Proposed Site Plan for a restaurant on 3.53 acres in the PD zoning district located on the north side of W SR 46, northwest of International Pkwy**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 30-19-30-516-0000-0C40+**BCC District:** 5-Herr**Applicant:** Isaac Ryba (715) 828-1970**Consultant:** Shamus Schroeder (386) 872-7794**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MOOERS WAREHOUSE EXPANSION - SITE PLAN****[2026-0680](#)****Project Number:** 26-06000028**Project Description:** Proposed Site Plan for a warehouse on 1.66 acres in the M-1 zoning district located on the west side of Beardall Ave, south of Celery Ave**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-0180-0000**BCC District:** 5-Herr**Applicant:** William Mooers (407) 324-5400**Consultant:** Larry Poliner (407) 452-8633**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ST LUKES NEW DRIVEWAY - SITE PLAN****[2026-0681](#)****Project Number:** 26-06000020**Project Description:** Proposed Site Plan for a driveway connection from Slavia Rd to St Lukes on 4.95 acres in the A-1 zoning district on the east corner of W SR 426 and Slavia Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0140-0000**BCC District:** 1-Dallari**Applicant:** Steve Lehenbauer (321) 282-8012**Consultant:** John Herbert (407) 765-9579**Attachments:** [APPLICATION](#)
[COMMENTS](#)

CHABAD OF NORTH ORLANDO PHASE 1 - PRE-APPLICATION[2026-0682](#)**Project Number:** 26-80000088**Project Description:** Proposed Special Exception to add a preschool program to the existing church on 2 acres in the A-1 zoning district located on the northeast corner of Markham Woods Rd and Wingfield Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 26-20-29-300-004E-0000**BCC District:** 5-Herr**Applicant:** Chanie Majesky (407) 488-6536**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SOUTHEASTERN SURVEYING & MAPPING OFFICE - PRE-APPLICATION**[2026-0683](#)**Project Number:** 26-80000091**Project Description:** Proposed Site Plan for an office building on 2.47 acres in the A-1 zoning district located on the south side of Canyon Pt, west of E Lake Mary Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-20-31-503-0000-0010**BCC District:** 5-Herr**Applicant:** William Rowe (407) 402-8672**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**JAMES DR TOWNHOMES - PRE-APPLICATION**[2026-0684](#)**Project Number:** 26-80000089**Project Description:** Proposed Rezone from R-1 to PD for a townhome development on 1.02 acres located on the west side of James Dr, south of SR 426**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 29-21-31-501-0000-0140**BCC District:** 1-Dallari**Applicant:** Arturs Bergs (206) 483-6049**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

SEMINOLE COMMUNITY CHURCH - PRE-APPLICATION**[2026-0685](#)****Project Number:** 26-80000090**Project Description:** Proposed Special Exception for an expansion at an existing church on 13.31 acres in the A-1 zoning district located on the north side of Orange Blvd, west of Oregon St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AB-1700-0030++**BCC District:** 5-Herr**Applicant:** Christian Wickberg (321) 322-8503**Consultant:** Jean Abi-Aoun (407) 895-0324**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PANORAMA LIVING ALF - PRE-APPLICATION****[2026-0687](#)****Project Number:** 26-80000094**Project Description:** Proposed Special Exception for a 36 bed assisted living facility in the A-1 zoning district located on the west side of Balmy Beach Dr, northwest of Antigua Dr**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 18-21-29-300-011A-0000**BCC District:** 3-Constantine**Applicant:** Jonathan M Duazo (407) 405-1047**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GOODWILL WEST SANFORD - PRE-APPLICATION****[2026-0688](#)****Project Number:** 26-80000092**Project Description:** Proposed Site Plan to demo loading dock for a new one on 3.51 acres in the PD zoning district located on the north side of SR 46, west of Rinehart Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 28-19-30-5NQ-0000-0050**BCC District:** 5-Herr**Applicant:** Larry Gaboury (407) 335-5029**Consultant:** David Beyer (407) 992-6323**Attachments:** [APPLICATION](#)
[COMMENTS](#)

APS FACILITY - SSFLUA & REZONE**[2026-0689](#)****Project Number:** 26-20000008**Project Description:** Proposed Small Scale Future Land Use Amendment from HIPTI and PD to IND and Rezone from A-1 and PD to M-1 on 7.03 acres on the west side of N Elder Rd, southwest of School St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-030J+++**BCC District:** 5-Herr**Applicant:** BRYAN POTTS (407) 982-9878**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GREEN DENTAL OFFICE - SSFLUA & REZONE****[2026-0690](#)****Project Number:** 26-20500008**Project Description:** Proposed Small Scale Future Land Use Amendment from PD to PD and Rezone from PD to PD for a dental office on 2.8 acres on the north side of W SR 434, southeast of Markham Woods Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-001F-0000+**BCC District:** 3-Constantine**Applicant:** William Green (407) 595-1566**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0686

Title:

9:00AM (IN PERSON) THE MILL PLAZA - PRE-APPLICATION

Project Number: 26-80000093

Project Description: Proposed Site Plan for a mixed commercial use development on 0.34 acres in the C-2 zoning district located on the north side of W SR 426, east of Dean Rd

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

Parcel ID: 29-21-31-501-0000-002A

BCC District: 1-Dallari

Applicant: Philip Boncore (407) 485-9355

Consultant: N/A



PM: Amy

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

PROJ. #: 26-80000073
Received: 7/24/26
Paid: 7/24/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	The Mill Plaza		
PARCEL ID #(S):	29-21-31-501-0000-002A		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	1: Dallas
ZONING:	C-2	FUTURE LAND USE:	IND

APPLICANT

NAME:	Philip Boncore	COMPANY:	Boncore Electric
ADDRESS:	2280 Andrew Lane		
CITY:	Oviedo	STATE:	FL
PHONE:	407-485-9355	ZIP:	32765
EMAIL:	[REDACTED]		

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION	☐ LAND USE AMENDMENT	☐ REZONE	☒ SITE PLAN	☐ SPECIAL EXCEPTION
Description of proposed development: _____				

STAFF USE ONLY

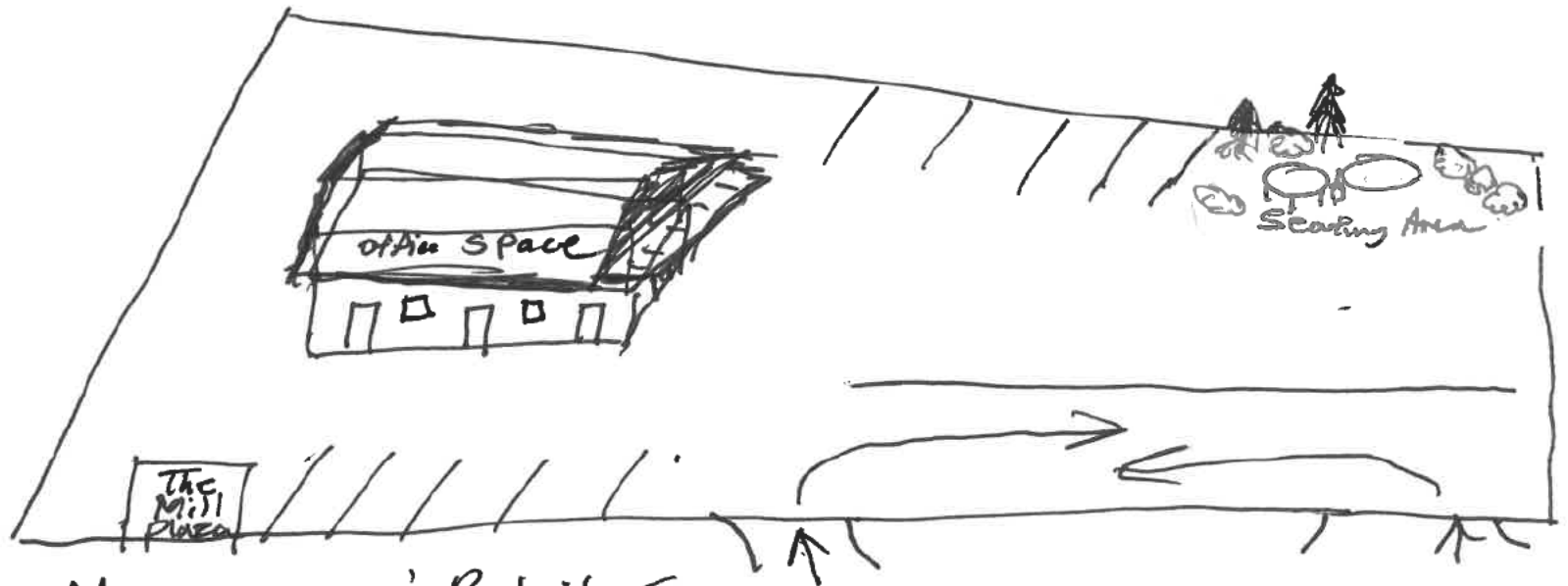
COMMENTS DUE:	7/31	COM DOC DUE:	8/6	DRC MEETING:	8/19
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	C-2	FLU:	IND	LOCATION:	on the north side of W SR 266
W/S:	Seminole County	BCC:	1: Dallas	east of Dean Rd	

Agenda: 8/14

Detailed Narrative

Build building for Boncore Electric
Office Space, Ice Cream Shop, Cafe,
Golf Shop Etc. We also would have
a seating area for families to Relax
and Eat together.

This would include nice landscaping
around building at Frontage Road and
seating area. We would like to
be a family oriented type of
setting for the community



Office Space & Retail Space
 for Business Office, Ice Cream Shop,
 Cafe. (Family owned Business)

Site Sketch of Proposal

2680 W. SR 424, Oviedo, FL



Aloma Ave.

Site Map of Existing Conditions

2680 W. SR 426, Oryedo, FL

2026 Property Record Card



Parcel: **29-21-31-501-0000-002A**
 Property Address: **W SR 426 OVIEDO, FL 32765**
 Owners: **J G M TORMES INC**
 2026 Market Value \$141,309 Assessed Value \$141,309 Taxable Value \$141,309
 2025 Tax Bill \$1,932.97
 Vac General-Commercial property has a lot size of 0.34 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	29-21-31-501-0000-002A
Property Address	W SR 426 OVIEDO, FL 32765
Mailing Address	1143 KERWOOD CIR OVIEDO, FL 32765-9734
Subdivision	JAMESTOWN
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$141,309	\$141,309
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,309	\$141,309
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$141,309	\$141,309

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,932.97
Tax Bill Amount	\$1,932.97
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

J G M TORMES INC

Legal Description

LOT 2A (LESS RD)
JAMESTOWN
PB 9 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$141,309	\$0	\$141,309
SCHOOLS	\$141,309	\$0	\$141,309
FIRE	\$141,309	\$0	\$141,309
ROAD	\$141,309	\$0	\$141,309
WATER MANAGEMENT DISTRICT	\$141,309	\$0	\$141,309

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/17/2023	\$170,000	10423/0765	Vacant	Yes
QUIT CLAIM DEED	11/21/2018	\$100	09252/1970	Vacant	No
QUIT CLAIM DEED	7/1/2018	\$100	09175/0998	Vacant	No
SPECIAL WARRANTY DEED	7/1/2018	\$60,000	09175/0995	Vacant	Yes
QUIT CLAIM DEED	2/1/2006	\$100	06381/0529	Improved	No
QUIT CLAIM DEED	4/1/2003	\$16,400	04786/1724	Improved	No
QUIT CLAIM DEED	2/1/2000	\$4,900	03927/1212	Vacant	No
SPECIAL WARRANTY DEED	12/1/1999	\$27,700	03778/1381	Vacant	No
QUIT CLAIM DEED	1/1/1991	\$100	02266/1828	Improved	No
WARRANTY DEED	2/1/1989	\$39,500	02044/0961	Improved	Yes
QUIT CLAIM DEED	8/1/1987	\$100	02184/0683	Improved	No

Land

Units	Rate	Assessed	Market
17,860 SF	\$6.88/SF	\$141,309	\$141,309

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

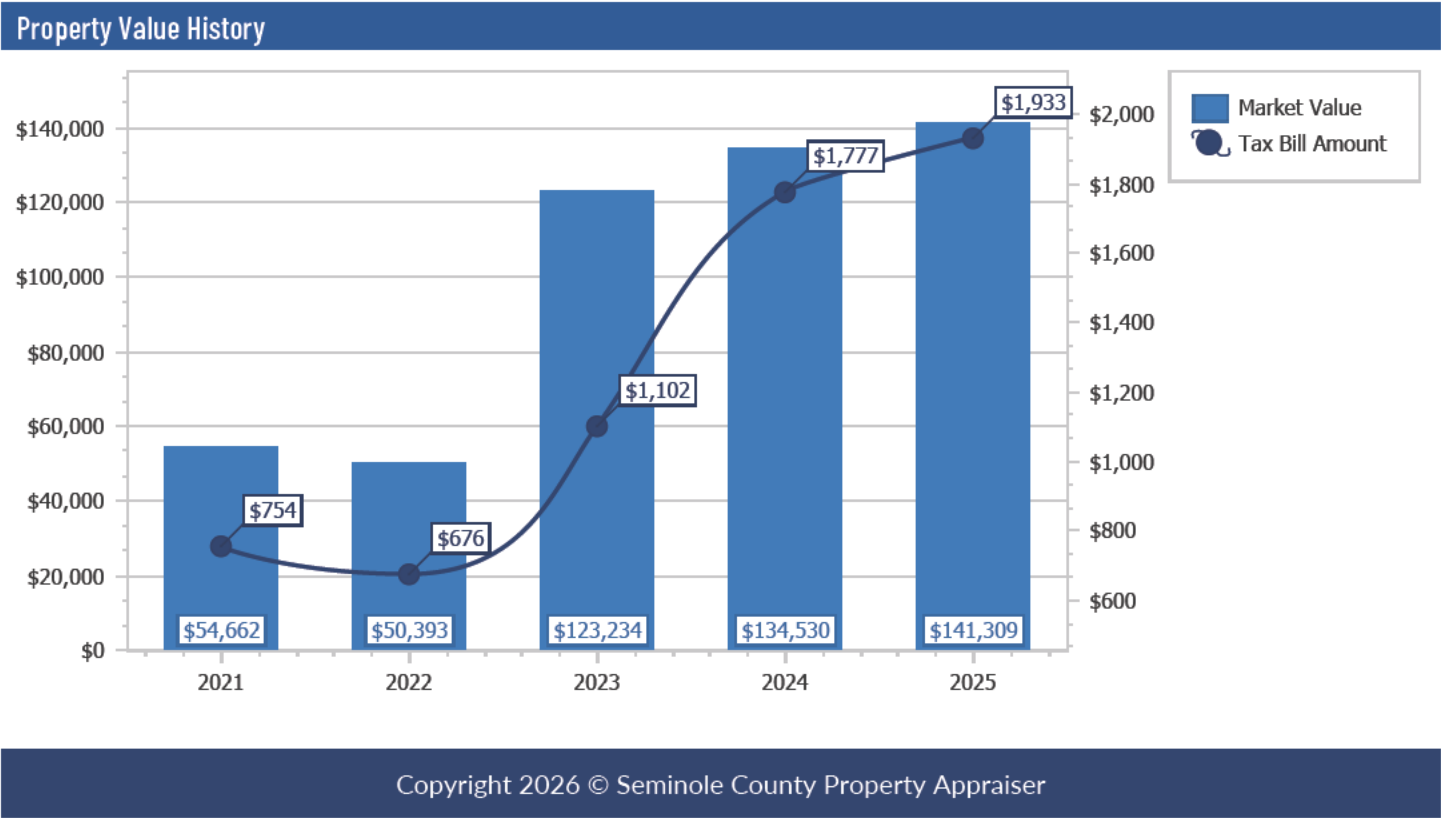
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Utilities	
Fire Station #	29
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 7/24/2026 10:59:18 AM
Project: 26-80000093
Credit Card Number: 53*****7755
Authorization Number: 165498
Transaction Number: 240726C53-BC411761-6DB5-4BE3-B4CF-38CCBE1DCF02
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	THE MILL PLAZA - PRE-APPLICATION	PROJ #: 26-80000093
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/24/26	
RELATED NAMES:	EP PHILIP BONCORE	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	29-21-31-501-0000-002A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED COMMERCIAL USE DEVELOPMENT ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 426, EAST OF DEAN RD	
NO OF ACRES	0.34	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF W SR 426, EAST OF DEAN RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PHILIP BONCORE BONCORE ELECTRI 2280 ANDREW LN OVIEDO FL 32765 (407) 485-9355	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

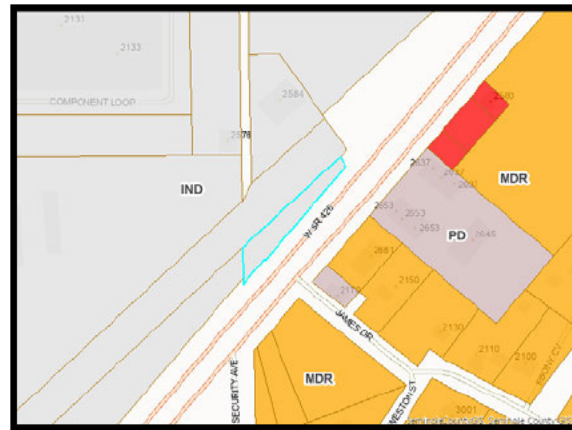
- The subject property has Future Land Use (FLU) of Industrial and C-2 (General Commercial) zoning district.
- The proposed site is within the Seminole Way Study Corridor Overlay District, which is focused on attracting high wage jobs and businesses to Seminole County.
- The size of the property does not seem large enough to develop an office and restaurants while accommodating required stormwater management, landscape buffers, open space, etc.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
5.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
6.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
8.	Comprehensive Planning	Proposed site has a Future Land Use of IND (Industrial). Per Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. Policy 5.4.4 lists the following as uses: Uses - Light	Info Only

		manufacturing industry; - Wholesale greenhouses; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Medical clinics; - Stockyards; The proposed use appears consistent with the IND Future Land Use and is also required to be consistent with the underlying zoning.	
9.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 16" PVC potable water main running along the west side of W State Rd 426, east of parcel 29-21-31-501-0000-002A.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 16" PVC force main running along the east side of W State Rd 426. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
11.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Environmental Services	Be advised that W State Rd 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
13.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

14.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only
15.	Natural Resources	It appears that the property has had trees removed without an approved Arbor Application. Where violations of Chapter 60 of the SCLDC have occurred, remedial action shall be taken to restore the property consistent with a restoration plan approved by the Development Services Director, or designee. The restoration plan shall include payment of the required application fee, require tree replacement, and require mitigation of any other damage to the property. Rectification of the arbor violation will need to be addressed prior to site plan approval.	Info Only
16.	Natural Resources	Trees removed without a permit or destroyed or which received major damage in violation of Section 60.8 SCLDC must be replaced before the issuance of a certificate of completion or certificate of occupancy by any or any combination of the following: (a) A comparable size and type tree; (b) Replacement at a two (2) to one (1) ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed, destroyed or damaged. Replacement trees shall be chosen from the Florida-Friendly Landscaping Plant Guide; or (c) Payment into the Arbor Trust Fund in an amount equal to the cost of the two (2) to one (1) caliper ratio replacement per Section 60.7(g)	Info Only
17.	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

18.	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
19.	Natural Resources	Instructions for the arbor permit: 1. Download the form from the link above and fill it out. 2. With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. (a) The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed. 3. Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees. 4. Submit both files to ePlan under the Application Documents folder.	Info Only
20.	Natural Resources	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to/at site plan approval.	Info Only
21.	Natural Resources	Please show a single row of silt fence placed at the limits of disturbance on the site plan, or on a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Info Only
22.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are	Info Only

		amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
23.	Planning and Development	SETBACKS: The setbacks for the C-2 zoning district are: Front Yard: 25' feet, Rear yard: 10' feet, Side Yard: 0' feet, Side Street: 0' feet.	Info Only
24.	Planning and Development	The following proposed uses are permitted within the C-2 Zoning District: Office Ice cream shop Café Golf shop However, based on the Seminole Way Study Corridor Overlay, restaurant uses are not classified as high-wage job generators; however, office development is considered a high-wage employment use.	Info Only
25.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
26.	Planning and Development	Sec. 30.14.2.1 (d) The amount of open space required for development in the C-2 zoning district requires a minimum of twenty-five (25) percent open space of the gross site area.	Info Only
27.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOLARE_S30.1234OULIRE Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Per	Info Only

		Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(2)(A) - Outdoor Lighting: Height of lighting sources: All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	
28.	Planning and Development	Sec. 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 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.	Info Only

		Section 30.11.7 and Table 11.7-A of the Seminole County Land Development Code – Bicycle Parking Requirements Office: Long-term bicycle parking: 1 space per 15,000 square feet of gross floor area. Short-term bicycle parking: 1 space per 25,000 square feet of gross floor area (minimum 4 spaces). Café: Long-term bicycle parking: 1 space per 25,000 square feet of gross floor area. Short-term bicycle parking: 1 space per 7,500 square feet of gross floor area (minimum 4 spaces). Restaurant: Short-term bicycle parking: 1 space per 7,500 square feet of gross floor area (minimum 4 spaces). Long-term bicycle parking: 1 space per 25,000 square feet of gross floor area.	
	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
29.	Planning and Development	Sec. 190.27. - Hours of operation. (a)All County Parks will be open during such hours as are set forth in rules established by the County Manager. This Section does not apply to County-owned boat ramps to which access is not restricted or the use of which requires a permit issued by the County office designated by the County Manager. (b)The County Manager may delegate the power to establish hours of operations at County Parks as the County Manager deems appropriate. (c)The Leisure Services Department Director may close a County Park as he or she deems appropriate in the event of an emergency or an eminent threat to the public health, safety or welfare.	Info Only
30.	Planning and Development	Section 30.11.6 and Table 11.3-A of the Seminole County Land Development Code Off-Street parking Office: 4 spaces per 1,000 square feet of gross floor area (first 10,000 square feet); 3 spaces per 1,000 square feet of gross floor area above 10,000 square feet. Ice Cream Shop: 5 spaces per 1,000 square feet of gross floor area. Café: 5 spaces per 1,000 square feet of gross floor area. Golf Shop : 4 spaces per 1,000 square feet of gross floor area (first 10,000 square feet); 3 spaces per 1,000	Info Only

		square feet of gross floor area above 10,000 square feet.	
31.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	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
33.	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
34.	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 21/2 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
35.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only

37.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
40.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
41.	Public Works - Engineering	Access to SR-426 (Aloma Ave) must be permitted by FDOT.	Info Only
42.	Public Works - Engineering	ADA parking and access will have to be shown at site plan review.	Info Only
43.	Public Works - Impact Analysis	No review required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Review Complete	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

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 devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, **Month ##**, 2026, in order to place you on the Wednesday, **Month ##**, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0678

Title:

CULVERS SANFORD WEST - SITE PLAN

Project Number: 26-06000029

Project Description: Proposed Site Plan for a restaurant on 3.53 acres in the PD zoning district located on the north side of W SR 46, northwest of International Pkwy

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

Parcel ID: 30-19-30-516-0000-0C40+

BCC District: 5-Herr

Applicant: Isaac Ryba (715) 828-1970

Consultant: Shamus Schroeder (386) 872-7794



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

PROJ. #: 26-06000029
RECEIVED AND PAID 07/07/2026
PM CHAD

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>4,578</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>37,796</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>42,374</u>	
(TOTAL NEW ISA <u>42,374</u> /1,000 = <u>42.37</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$3,559.35</u>	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME:

PARCEL ID #(S):

DESCRIPTION OF PROJECT:

EXISTING USE(S): VACANT

PROPOSED USE(S): RESTAURANT

ZONING: PD

FUTURE LAND USE: HIPTI

TOTAL ACREAGE: 3.53

BCC DISTRICT: 5

WATER PROVIDER:

SEWER PROVIDER:

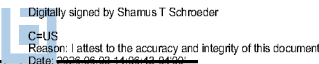
ARE ANY TREES BEING REMOVED? YES ☐ NO ☒ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐
NAME: ISAAC RYBA	COMPANY:	
ADDRESS:		
CITY: EAU CLAIRE	STATE: WI	ZIP: 54701
PHONE: 715-828-1970	EMAIL: [REDACTED]	
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐
NAME:	COMPANY:	
ADDRESS: 1230 N US HWY 1		
CITY: ORMOND BEACH	STATE: FL	ZIP: 32174
PHONE: 386-872-7794	EMAIL: [REDACTED]	
OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)		
NAME(S):		
ADDRESS:		
CITY: LONGWOOD	STATE: FL	ZIP: 32750
PHONE: 407-571-8031	EMAIL: [REDACTED]	
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
☐ Not applicable		

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

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

SIGNATURE OF AUTHORIZED APPLICANT  Digitally signed by Shamus T Schroeder C=US Reason: I attest to the accuracy and integrity of this document Date: 2025.05.09 14:06:43 -0400	DATE
---	------



1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

1101 East 1st Street

copy

-

ded

[REDACTED]
Sincerely,

1. natural persons

corporation

partnerships

limited liability company

contract for purchase

Jeremiah Bowe		32.5%
Galen Bowe		32.5%
Steven Brick		25%
Luke Ryba		10%

disclosures herein:

Owner, Agent, Applicant Sig

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of _____, 2026, by Franklin W. Martz, II, ☒ persona



AMANDA

[Signature]
Pu

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Franklin Martz, Trustee - Robert T Hattaway 1996 Trust, the owner of record for the following described property (Tax/Parcel ID Number) 30-19-30-516-0000-0C40, 30-19-30-300-002P-0000 hereby designates Shamus Schroeder, Newkirk Engineering, Inc. to act as my authorized agent for the filing of the attached application(s) for:

☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering	☐ Final Plat
☐ Future Land Use	☒ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ Other (please list):

OTHER:

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

Date

6/2/24

Property Owner's Signature

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Franklin Martz, II (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of June, 20 26.



AMANDA PHILLIPS
Notary Public
State of Florida
Comm# HH624620
Expires 2/27/2029

Notary Public

ROBERT T. HATTAWAY 1996 TRUST
dated August 26, 1996

**NINTH RESTATED
REVOCABLE INTER VIVOS TRUST AGREEMENT**

THIS NINTH RESTATED TRUST AGREEMENT is made this September 1, 2023, by and between ROBERT T. HATTAWAY, hereinafter called the Grantor, and ROBERT T. HATTAWAY and FRANKLIN W. MARTZ, II, and their successors, hereinafter collectively called the Trustee. Either such Trustee, acting alone, shall have full power and authority to act for and bind the Trust, and joint signatures shall not be required.

WITNESSETH:

WHEREAS, Grantor, ROBERT T. HATTAWAY, established THE ROBERT T. HATTAWAY 1996 TRUST (the "Trust") by instrument dated August 26, 1996; and

WHEREAS, Grantor reserved the right to amend the Trust from time to time; and

WHEREAS, Grantor exercised said right to amend the Trust, inter alia, by entirely restating the terms of the Trust by First, Second, Third, Fourth, Fifth, Sixth, Seventh, and Eighth Restatements thereof dated March 17, 2008; September 4, 2012; December 7, 2012; March 9, 2018; December 27, 2018; February 9, 2022; April 5, 2022; and February 7, 2023; and

WHEREAS, Grantor now wishes to exercise further said right to amend the Trust by restating all of the terms and provisions applicable to the Trust.

IT IS THEREUPON AGREED that the following terms and provisions shall hereafter govern THE ROBERT T. HATTAWAY 1996 TRUST.

ARTICLE I
DISTRIBUTIONS

1. **During Lifetime of Grantor.** The Trustee shall hold, manage and control the property comprising the trust estate, collect the income therefrom, and shall pay or apply the net income to or for the benefit of the Grantor in quarterly or other convenient installments during the Grantor's life and shall pay or apply the trust assets to or for the benefit of the Grantor, or upon the Grantor's direction, for the benefit of such person or persons and in such proportions as Grantor may from time to time direct. Grantor shall have the right to possession and use of any homestead real property of the Grantor which is held as an asset of the trust.

Secretary's separate trust hereunder.

ARTICLE IV **TRUSTEE AND SUCCESSOR TRUSTEES**

1. **Incumbent Trustees.** ROBERT T. HATTAWAY and FRANKLIN W. MARTZ, II, are the sole Co-Trustees hereof. Either such Trustee, acting alone, shall have full power and authority to act for and bind the Trust, and joint signatures shall not be required.

2. **Successor Trustees.** Upon the death, resignation, or inability of either ROBERT T. HATTAWAY or FRANKLIN W. MARTZ, II, to serve as Trustee hereunder, the other of them shall serve as sole Trustee of each trust created hereunder. Subject to sections 3 and 6 of this Article IV, the last serving Trustee of each trust created hereunder shall have the power to designate his or her successor by signed written document.

D. If any S corporation trust or electing small business trust benefits Grantor's spouse, Grantor's spouse shall have the right to require that the trust property be made productive.

E. Any trust to which the provisions of this section apply is intended to constitute a qualified subchapter S trust, as defined in §1361(d)(3) of the Code, or an electing small business trust, as defined in §1361(e) of the Code, and any provision of this Trust Agreement which may conflict with or fail to satisfy this intention shall be disregarded, reconciled, modified, or amplified to accomplish this objective. The provisions of this Article VIII.2. shall prevail over any conflicting provisions of the trust from which such Stock was set aside.

ARTICLE IX
APPLICABLE LAW/TRUST SITUS

This trust has been executed and has been accepted by the Trustee in the State of Florida, and it shall be construed and regulated and all rights under it shall be governed by the laws of that state. Provided, however, the Trustee(s) may, in their sole discretion, change the situs of all trusts created hereunder to any state of the United States if they deem it to be necessary or desirable.

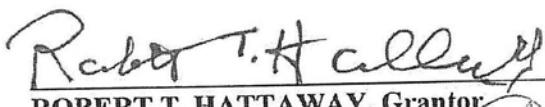
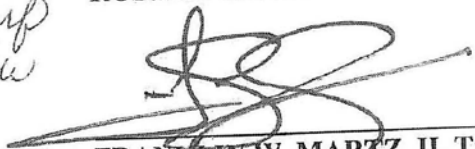
ARTICLE X
ACCEPTANCE BY TRUSTEE

The Trustee hereby accepts the trust herein created.

ARTICLE XI
NAME

This trust shall be known as THE ROBERT T. HATTAWAY 1996 TRUST, and reference thereto in any document shall be legally sufficient to refer to the trusts created pursuant to this Trust Agreement and any written amendments thereto.

IN WITNESS WHEREOF, the foregoing trust is declared and entirely restated as of the date set forth first above.

 _____ ROBERT T. HATTAWAY, Grantor 	 _____ ROBERT T. HATTAWAY, Trustee 
 _____ FRANKLIN W. MARTZ, II, Trustee	

The foregoing Ninth Restated Trust Agreement was on the date hereof executed by ROBERT T. HATTAWAY, as Grantor and as Trustee, in our presence, and we, at his request and in his presence and the presence of each other, have hereunto subscribed our names as attesting witnesses.

Nancy S. Freeman of Geneva, FL
Witness signature City and State of Witness' Residence
Witness name printed: Nancy S. Freeman

Pamela Williams of FERN PARK, FL
Witness signature City and State of Witness' Residence
Witness name printed: Pam Williams

STATE OF FLORIDA
COUNTY OF Seminole

I, ROBERT T. HATTAWAY, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my Ninth Restated Revocable Trust Agreement in the presence of both witnesses.

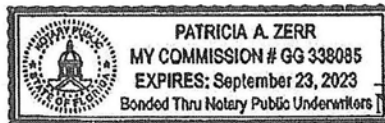
Robert T. Hattaway
ROBERT T. HATTAWAY,
Grantor and Trustee

We, Nancy S. Freeman and Pamela Williams, have been sworn by the officer signing below, and declare to that officer on our oaths that the Grantor, ROBERT T. HATTAWAY, declared the foregoing instrument to be the Grantor's Ninth Restated Trust Agreement and signed it in our presence and that we each signed the instrument as a witness in the presence of the Grantor and of each other.

Nancy S. Freeman
Witness

Pamela Williams
Witness

Acknowledged and subscribed before me, by means of physical presence, by the Grantor and Trustee, ROBERT T. HATTAWAY, who ☒ is personally known to me or ☐ has produced _____ as identification, and sworn to and subscribed before me, by means of physical presence, by the witnesses, Nancy S. Freeman who ☒ is personally known to me or ☐ has produced Pamela Williams as identification and _____ who ☐ is personally known to me or ☐ has produced _____ as identification, and subscribed by me in the presence of the Grantor and the subscribing witnesses, all on Sept. 1, 2023, 2023.



Patricia A. Zerr
Notary Public

Acknowledged and subscribed before me, by means of physical presence, by the Co-Trustee, FRANKLIN W. MARTZ, II, who ☒ is personally known to me or ☐ has produced N/A as identification, on September 6, 2023.



Nancy S. Freeman
Notary Public

2026 Property Record Card



Parcel:

Owners:

Parcel Location



Current Site Picture

Parcel Information

Parcel	
Property Address	
Mailing Address	II,TRUSTEE
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$1,868,603	\$1,868,603
	\$0	\$0
	\$1,868,603	\$1,868,603
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

Legal Description

LOT C-4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
			\$0
SCHOOLS			\$0
FIRE			\$0
ROAD			\$0
			\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	1/10/2022	\$130,000	10172/1348	Vacant	No
	1/8/2022	\$100	10188/0606	Vacant	No
	12/20/2021	\$690,000	10129/0927	Vacant	No
	4/7/2021	\$400,000	09901/1661	Vacant	No

Land

Units	Rate	Assessed	Market
120,555 SF	\$15.50/SF		

Permits

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

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

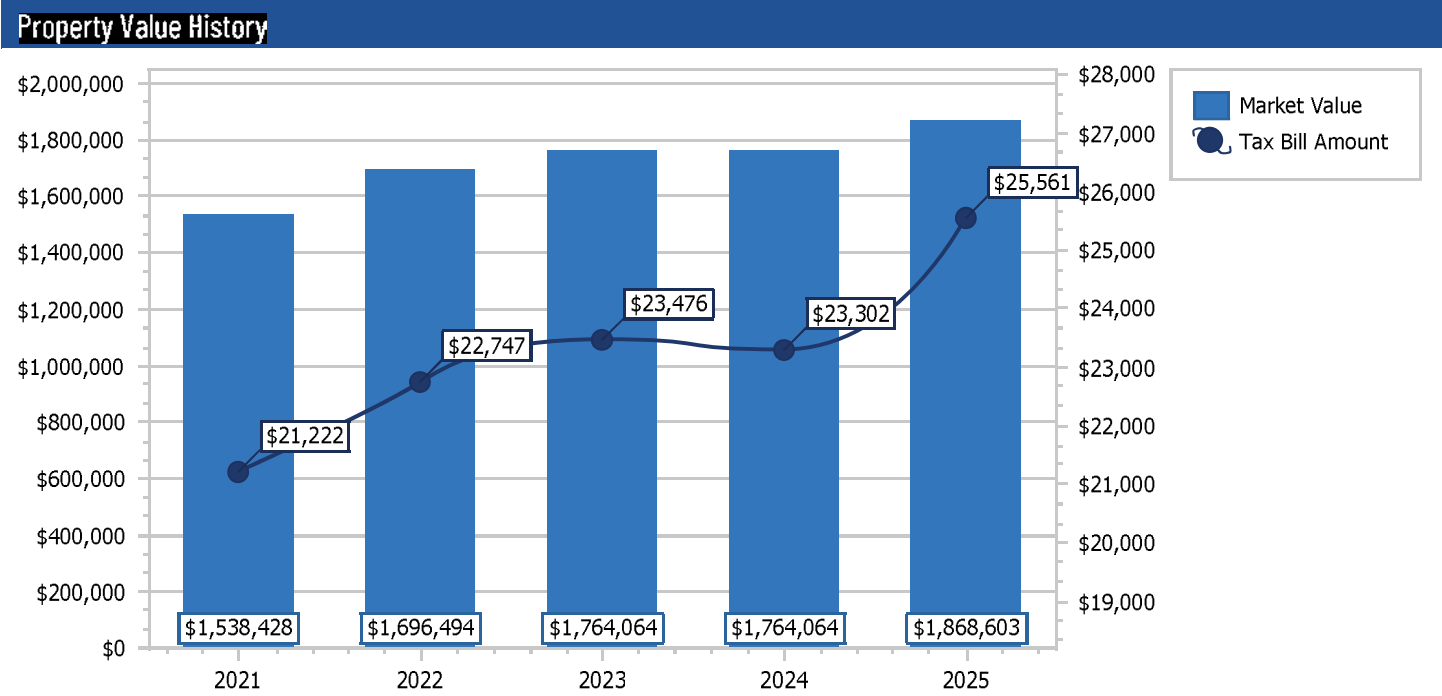
Zoning	PD
Description	
Future Land Use	HIPTI
Description	

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 3

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



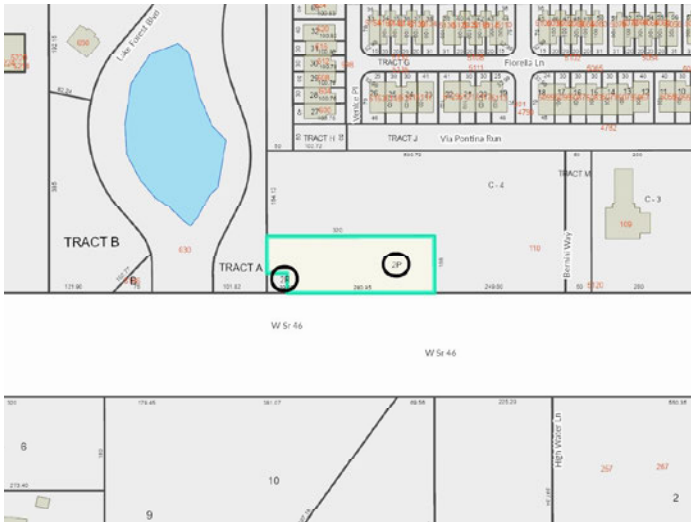
2026 Property Record Card



Parcel:

Owners:

Parcel Location



Current Site Picture

Parcel Information

Parcel	
Property Address	
Mailing Address	TRUSTEE
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$514,414	\$514,414
	\$0	\$0
	\$514,414	\$514,414
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$338,867	\$354,826
	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type

Legal Description**Taxes**

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$175,547	\$0	\$175,547
SCHOOLS	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD	\$175,547	\$0	\$175,547
	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	1/10/2022	\$130,000	10172/1348	Vacant	No
	1/8/2022	\$100	10188/0606	Vacant	No
	12/20/2021	\$690,000	10129/0927	Vacant	No
	4/7/2021	\$400,000	09901/1661	Vacant	No
DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

Land

Units	Rate	Assessed	Market
33,188 SF	\$15.50/SF	\$514,414	\$514,414

Permits

Permit #	Description	Value	CO Date	Permit Date
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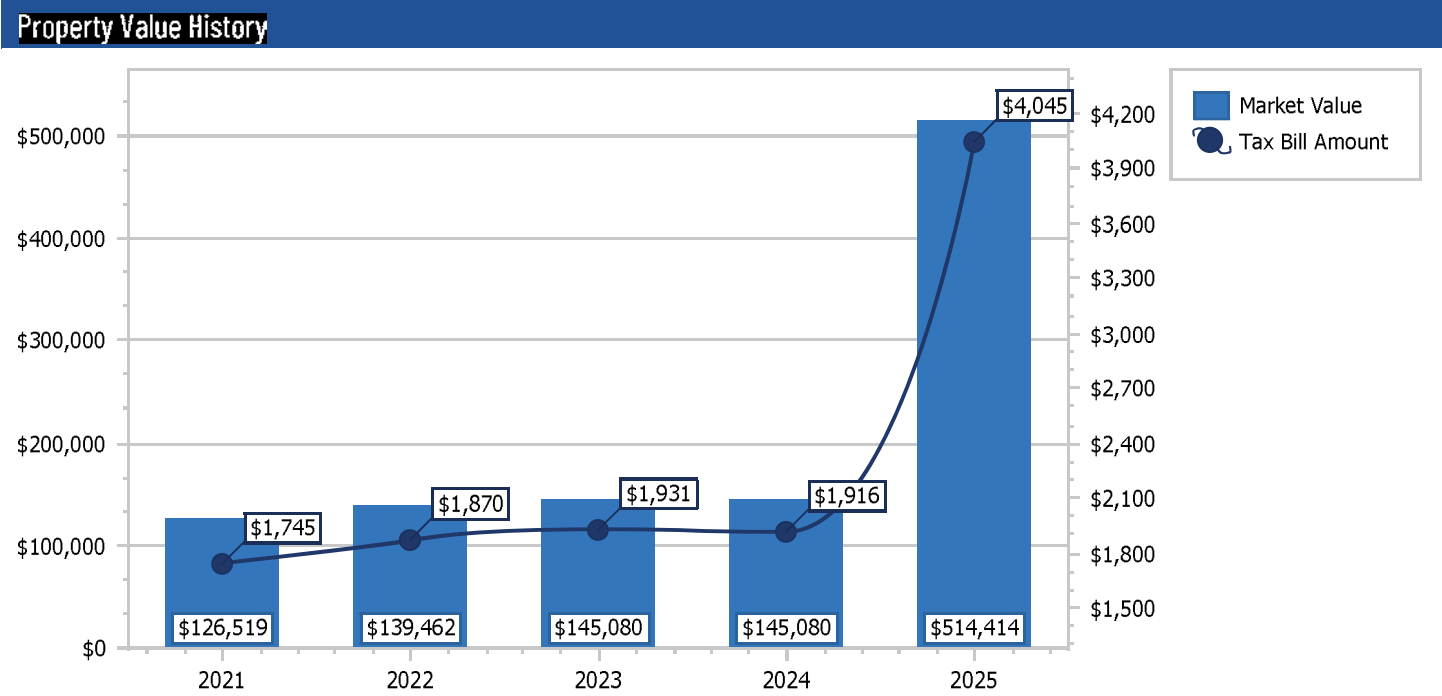
Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning**Zoning** PD**Description****Future Land Use** PD**Description****School Districts****Elementary** Region 1**Middle** Sanford**High** Seminole

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 3

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



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

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

Receipt Details

Date: 7/7/2026 1:53:12 PM
Project: 26-06000029
Credit Card Number: 42*****2379
Authorization Number: 09926G
Transaction Number: 070726O71-3225BDE9-4BD0-41A7-BE8E-ABD61B8A81E3
Total Fees Paid: 3619.51

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	60.16
SITE PLAN	3559.35
Total Amount	3619.51

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	CULVERS SANFORD WEST - SITE PLAN	PROJ #: 26-06000029
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	7/08/26	
RELATED NAMES:	EP SHAMUS SCHROEDER	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	30-19-30-516-0000-0C40+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESTAURANT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE	
NO OF ACRES	3.53	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 46, NORTHWEST OF INTERNATIONAL PKWY	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ISAAC RYBA WINTER PARK BURGERS LLC 1620 S HASTINGS WAY EAU CLAIRE WI 54701 (715) 828-1970	SHAMUS SCHROEDER NEWKIRK ENGINEERING INC 1230 N US HWY 1 ORMOND BEACH FL 32174 (386) 872-7794	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Kaitlyn Apgar	The site buffers in accordance with the Developer's Commitment Agreement (DCA) #17-20500013, Development Order (DO) # 17-20500013, and DO # 05-20500006 are as follows: North – Twenty-Five (25) feet, West – Thirty-Five (35) feet except, that portion abutting parcel 30-19-30-300-002R-0000, East – Twenty-Five (25) feet, South – no buffer is required along the southern and western property boundaries of parcel 002P that is abutting parcel 30-19-30-300-002R-0000, the remaining southern property boundary of parcel 002P is subject to requirements per the SR 46 Gateway Corridor Overlay, which is twenty-five (25) feet.	Info Only
2.	Buffers and CPTED Kaitlyn Apgar	Additional buffering may be required between proposed parcels. This will be established at time of Final Development Plan. Whatever evaluations are determined under that review will need to be shown on this Site Plan as well. Additional comments may be generated.	Unresolved
3.	Buffers and CPTED Kaitlyn Apgar	For the northern buffer, the width requirement is 25 ft, which corresponds to an opacity per the LDC of 0.5 (per updated SCLDC Sec. 30.14.6 – updated effective as of August 1, 2026). This requires 2.7 plant unit groups per 100 linear feet. Please show plantings in compliance with this.	Unresolved
4.	Buffers and CPTED Kaitlyn Apgar	Please identify which plan unit group you are utilizing for each buffer. Please see SCLDC Sec. 30.14.9 (as per the updated LDC as contained in Ordinance 2026-12).	Unresolved
5.	Buffers and CPTED Kaitlyn Apgar	Ordinance 2026-12 that contains the updated sections of the Seminole County Land Development Code (SCLDC) as referenced in these comments is located in the resource folder in eplan for ease of access. It also should be available on the Seminole County Municode landing page.	Info Only
6.	Buffers and CPTED Kaitlyn Apgar	The east buffer is supposed to be an "undisturbed buffer" as per the approved DO; however, there is no existing vegetation for it to be considered "undisturbed" as intended. Please depict a 25 foot wide buffer with an opacity of 0.5 which requires 2.7 plan unit groups per 100 linear feet in accordance with the SCLDC (updated as per Ordinance 2026-12).	Unresolved
7.	Buffers and CPTED Kaitlyn Apgar	Please advise, the SR 46 Gateway Corridor buffer requires that if a parking area abuts the buffer area, a continuous shrub hedge shall be arranged or planted to	Unresolved

		ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way. Please make a note on the plans stating the Podocarpus will grow to this height within one year or propose plantings that are already three feet.	
8.	Buffers and CPTED Kaitlyn Apgar	The Drake Elm is not considered a canopy tree, but an understory tree. Please revise with an approved canopy tree.	Unresolved
9.	Buffers and CPTED Kaitlyn Apgar	Please advise, the SR 46 Gateway Corridor buffer requires the buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of approved canopy trees) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line. Please show compliance with this.	Unresolved
10.	Buffers and CPTED Kaitlyn Apgar	Additional buffer comments may be provided based on revised plans for buffering submitted by the applicant.	Info Only
11.	Building Division Daniel Losada	Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, etc.	Info Only
12.	Building Division Daniel Losada	The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
13.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. It will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services. For assistance, please email Seminole County Environmental Services at industrialpretreatment@seminolecountyfl.gov	Info Only
14.	Building Division Daniel Losada	Proposed restaurant may require fire sprinklers and fire alarm systems.	Info Only
15.	Building Division Daniel Losada	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
16.	Building Division Daniel Losada	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
17.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only

18.	Building Division Daniel Losada	A formboard survey will be required.	Info Only
19.	Comprehensive Planning Maya Athanas	Please add the HIP-TI FLU to the site table on sheet 002 C-1.	Unresolved
20.	Environmental Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
21.	Environmental Services Maliha Rahman	On Sheet 001-CV-1 Cover: Please update Seminole County's water and wastewater phone number to 407-665-2024.	Unresolved
22.	Environmental Services Maliha Rahman	Please provide water demand calculations to justify the size of the water meter requested (1.5"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.	Unresolved
23.	Environmental Services Maliha Rahman	For water meter sizing, I recommend using AWWA's Water Demand Calculator. I have attached a screenshot of what it looks like in the Resources folder on eplan. It is free to download as an Excel template. Please fill out the values accordingly, and the 99 th Percentile Demand Flow will be calculated. You can add the Water demands for continuous operating fixtures such as hose bibbs or A/C units (if applicable) to the value of the 99 th Percentile Demand to determine the correct size water meter.	Info Only
24.	Environmental Services Maliha Rahman	Please add the following Seminole County standard details: SD 106, SD 108, SD 110, SD 207, SD 215 SD 301, SD 304 SD 504 and SD 506. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml	Unresolved
25.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the water reclaim main connection callout to "Wet tap existing 8" water main with 8"X2" service saddle and 2" corporation stop" instead of "Wet tap existing 8" water main with 8"X2" tapping sleeve (stainless steel) 2" gate valve and valve box.	Unresolved
26.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please revise the 4" fire service lines to be "4" C900 PVC DR 14" instead of "4" PVC Class 150 (DR-18)".	Unresolved
27.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please revise the water service line callout to be "2" SCR11 PE tubing" instead of "2" Blue PE 3408".	Unresolved
28.	Environmental Services	On Sheet 011-C-10 UTILITY DETAILS: If the fire service line is to be 4", then the existing water main can be wet	Unresolved

	Maliha Rahman	tapped with 12" X 4" tapping sleeve and valve instead of 12" X 6" tapping sleeve and valve. This would disregard the 6" X 4" reducer.	
29.	Environmental Services Maliha Rahman	On Sheet 011-C-10 UTILITY DETAILS: Please revise the water service line connection to be "4" X 2" service saddle and 2" corporation stop" instead of "6"X2" tee".	Unresolved
30.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the sewer line callout to be "5 LF 6" PVC SDR 26 SLOPE @ 1.6% instead of "5 LF 6" PVC SDR 26 SOPE @ 2.00%.	Unresolved
31.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN: Please revise the sewer line callout to be "10 LF 6" PVC SDR 26 SLOPE @ 2.9%" instead of "10 LF6" PVC SDR 26 SOPE @ 2.00%".	Unresolved
32.	Environmental Services Maliha Rahman	On Sheet 010-C-9 UTILITY PLAN and Sheet 011-C-10 UTILITY DETAILS: Please add a 15X20 ft utility easement dedicated to Seminole County for the 4" water main, DDCVA, and water meter.	Unresolved
33.	Environmental Services Maliha Rahman	On Sheet 203-L3 IRRIGATION PLAN: Please provide the peak gallons/minute (GPM of reclaim water being used during normal operating hours to the watering schedule table. This is used to ensure correct water meter sizing for irrigation.	Unresolved
34.	Natural Resources Christina Seckinger	Please show a single row of silt fence placed at the limits of disturbance on the site plan/overall development plan, or on a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Unresolved
35.	Natural Resources Christina Seckinger	Please either provide evidence that a recent gopher tortoise survey has been performed on the project site within the past 90 days or make the following statement in the General Notes section of the Site pLan/Overall Development Plan: "Prior to earthwork or construction, proof of compliance with Florida Fish and Wildlife Conservation Commission regulations must be provided regarding gopher tortoises."	Unresolved
36.	Planning and Development Chad Harvey	Seminole County Land Development Code, Chapter 40, Section 40.14 and Sec. 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with the site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
37.	Planning and Development Chad Harvey	On the site plan, please provide parcel boundary dimensions of the entire site.	Unresolved
38.	Planning and Development Chad Harvey	The zoning classification on the property is PD (SR 46/ Lake Forest PD a.k.a Terracina) and must be in compliance with the Developers Commitment Agreement (DCA and/or the Development Order (DO) as well as the Final Development Plan.	Info Only

39.	Planning and Development Chad Harvey	Place a note on the site plan that states: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Unresolved
40.	Planning and Development Chad Harvey	Staff would like the speaker box to be facing away from the existing townhome development to the north. Please revise the site plan to show the relocation of the speaker box.	Unresolved
41.	Planning and Development Chad Harvey	Liriope or Big Blue Lilyturf is currently being evaluated as potentially being an invasive plant species. Staff would recommend an alternative such as mondo grass or something else. (Comment from Keeli Carlton - Water Policy Program Manager)	Unresolved
42.	Planning and Development Chad Harvey	It appears some of the landscaped areas are proposing rock beds. This is not Florida-Friendly. Please revise the plans to use mulch in those beds instead and throughout the site in landscaped areas for Waterwise and Florida Friendly practice. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
43.	Planning and Development Chad Harvey	Please update the landscape plans to show a grass other than St. Augustine sod, which requires high water use. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
44.	Planning and Development Chad Harvey	Please modify the grassed areas on the landscaped plans that have Bahia grass to have temporary irrigation to establish planting but no permanent irrigation for conservation. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
45.	Planning and Development Chad Harvey	The current water usage proposes 14,641 gallons of water per week or 58,564 gallons per month. Even though this usage is reclaimed water, it is still considered very high usage for watering only two days a week. Florida Friendly plantings encourage less water usage. Many of the planting proposed are Florida Friendly and don't require this level of weekly irrigation. Please reduce the amount of usage proposed. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
46.	Planning and Development Chad Harvey	Please ensure all low-lying areas of plantings have check valves where feasible. (Comment from Keeli Carlton – Water Policy Program Manager)	Unresolved
47.	Planning and Development Chad Harvey	On the landscape plan, please show the diamond landscape breaks within the parking spaces as required in the SR 46 Gateway Scenic Corridor Overlay District per Sec. 30.10.11.5. Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree.	Unresolved

48.	Planning and Development Chad Harvey	The subject property is within the SR 46 Gateway Scenic Corridor Overlay District (Sec. 30.10.9 of the SCLDC) and must adhere to the standards of this section of the code. Please provide a note on the site plan that the development will meet the requirements within the SR 46 Gateway Corridor Overlay.	Unresolved
49.	Planning and Development Chad Harvey	Please provide all dimensions of the dumpster enclosure area. A separate permit will be required for the dumpster enclosure. Solid waste containers shall be in accordance with Sec. 30.14.15 of the SCLDC.	Unresolved
50.	Planning and Development Chad Harvey	Please revise the parking calculations on the plans for clarification. Some sheets say 56 spaces, the project narrative says 63 spaces, and the site data sheet says 62 total. Please revise the parking sheet data table to reflect the overall site plan and what is being shown. Please show what is required by code: Per Sec. 30.11.3 of the SCLDC 5 spaces/ 1,000 sq. ft. is required; 70 total spaces are provided: 59 standard spaces, 3 ADA spaces and 8 "waiting" spaces. Please ensure all sheets submitted with this site plan consistently demonstrate the parking provided.	Unresolved
51.	Planning and Development Chad Harvey	The side yard setback is listed as "not applicable". This should say 0' setback, not "N/A".	Unresolved
52.	Planning and Development Chad Harvey	On the development information sheet, please move the site data to the site plan sheet.	Unresolved
53.	Planning and Development Chad Harvey	In the narrative it explains that there will be a subdivision of two (2) parcels 30-19-30-516-0000-0C40 and 30-19-30-300-002P-0000, a cross-access easement agreement between the newly created parcels within the proposed subdivision will be required at the time of site plan review.	Unresolved
54.	Planning and Development Chad Harvey	Please provide a photometric plan consistent with Sec. 30.15.1 and 30.10.10 of the SCLDC. All outdoor lighting will require a separate building permit.	Unresolved
55.	Planning and Development Chad Harvey	The Development Order for this property requires a cross-access easement across the north portion of the commercial lots to allow the townhome residents to access the commercial lots. Please indicate where that access will be and provide a copy of the corresponding easement.	Unresolved
56.	Planning and Development Chad Harvey	The site plan lists parcels 30-19-30-516-0000-0C40 and 30-19-30-002P-0000 as part of this submittal. However, it is unclear what portion, if any, of this site plan is utilizing parcel 002P-0000. Please clearly demonstrate how both parcels are affected by this site plan or, if only parcel 0000-0C40 is being used for this submittal, then please remove parcel 002P-0000 from the site plan notes.	Unresolved
57.	Planning and Development Chad Harvey	The survey provided shows both parcels. If only one parcel is being utilized for this site plan submittal then please modify and resubmit the survey to accurately reflect that.	Unresolved

58.	Planning and Development Chad Harvey	Please change the Future Land Use (FLU) on the site data table to be HIPTI.	Unresolved
59.	Planning and Development Chad Harvey	This site plan cannot be approved until a Final Development Plan for this property has been submitted and approved; along with a Preliminary Subdivision Plan which will be required to go to a hearing before the Planning and Zoning Commission as a technical review.	Unresolved
60.	Planning and Development Chad Harvey	Additional comments will be forth coming based on the requirement of the Final Development Plan and Preliminary Subdivision Plan.	Info Only
61.	Planning and Development Chad Harvey	Under the site data, to provide bicycle parking for long term and short term bicycle parking: Restaurant (free-standing): Long Term – 1:25,000 square feet Short Term – 1:7,500 square feet (minimum 4)	Unresolved
62.	Planning and Development Chad Harvey	Under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) (a): Hours of operation, Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the Appropriate findings for such limitations.	Unresolved
63.	Public Safety – Addressing Lily Kay	On the 006-C-5 SITE PLAN, please clearly show the entire parcel and boundary lines and include the subject and adjacent parcel numbers within their proper boundary lines in the drawing. The subject parcel is 30-19-30-516-0000-0C40 and the adjacent parcel to the south is parcel 30-19-30-300-002P-0000.	Unresolved
64.	Public Safety – Addressing Lily Kay	Please remove the reference to BERNINI WAY” on the following plans: 006-C-5 SITE PLAN, 003-C-2 DEMONLITION AND SWPPP PLAN, 016-C-15 AUTOTURN PLAN – FIRE TRUCK, and the 001-CV-1 COVER (the reference to BERNINI WAY is in the top middle of the sheet). The address will be assigned at permitting, it is not necessary for the street name to be on these plans.	Unresolved
65.	Public Safety – Addressing Lily Kay	On the 001-CV-1 COVER, please add the directional to “STATE ROAD 46” to the AERIAL MAP, LOCATION MAP, FLOOD ZONE MAP, ZONING MAP, and the	Unresolved

		SOILS MAP. The correct street name is "W STATE ROAD 46".	
66.	Public Safety – Addressing Lily Kay	Will parcels 30-19-30-516-0000-0C40 and 30-19-30-300-002P-0000 be combined? There is more than one parcel involved with this permit application. Lots are requested to be combined prior to building permit approval. This will ensure no confusion as to what parcel number to use, now and for future permits. Contact the Seminole County Property Appraiser's Office at 407-665-7506, or visit www.scpafi.org for forms/downloads; split or combine properties. Addressing Procedure – Lot Combining.	Question
67.	Public Safety – Addressing Lily Kay	(Prior to Building Permit Submittal- New Commercial Building Single and/or Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC 2026-12 Sec. 90.5 (d). You will need to submit, to our office, a site plan that shows all buildings (each permit shall have a site plan that depicts the building with the location of work), the street names, the subject and adjacent lot or parcel numbers, north arrow, the floor plans that shows the subject tenant space of where the work will be done, the floor numbers (if applicable), and show the tenants ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable). Addressing will provide you with building address(es) for each building. Unit or suite numbers (whichever is applicable) will be assigned at permitting for the proposed occupied tenant space. Additionally, the assigned building address for each permit is required to be labeled on each proposed floor plan, life safety plan, cover sheet, demolition plan, life safety plans, and the site plan (example is within the title bar/sidebar) as applicable. If any part of the address/suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. Addressing Policy 2017-001	Info Only
68.	Public Safety – Addressing Lily Kay	On the 001-CV-1 COVER, please add "Via Pontina Run" and "Bermini Way" to the AERIAL MAP.	Unresolved
69.	Public Safety – Addressing Lily Kay	On the 003-C-2 DEMOLITION AND SWPP PLAN, 016-C-15 AUTOTURN PLAN – FIRE TRUCK, please label the subject and adjacent parcel numbers within their proper boundary lines in the drawing. The subject parcel is 30-10-30-516-0000-0C40 and the adjacent parcel to the south is parcel 30-19-30-300-002P-0000.	Unresolved

70.	Public Safety – Addressing Lily Kay	(Address Assignment) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 2026-12 Sec. 90.4 (a) (c).	Info Only
71.	Public Safety – Addressing Lily Kay	(Address Assignment) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC Sec. 90.2	Info Only
72.	Public Safety – Addressing Lily Kay	(Posting) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC 2026-12 SEC. 90.5(a). Addresses are entered into the County map and used directly by the 911 call centers. *Address numbers are to be permanently installed facing the street the structure is addressed to. If there is a mailbox, minimum 4” in height numbers are required on both sides. Addressing Policy 2017-001.	Info Only
73.	Public Safety – Addressing Lily Kay	(Posting) Commercial address numbers are to be a minimum of six (6) inches in height and one-half (1/2) inches in width. SCLDC 2026-12 Sec. 90.5(1).	Info Only
74.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
75.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
76.	Public Safety - Fire Marshal Matthew Maywald	Please clarify with the fire sprinkler contractor that 4” fire main will be enough water to meet demand of fire sprinkler system. Anything smaller than 6” requires hydraulic calculations to be provided.	Unresolved
77.	Public Safety - Fire Marshal Matthew Maywald	Currently the FDC is being blocked by parking spaces. Either the parking spaces will need to be removed, and blocked/striped off or the DDCVA with FDC shall move, or a stand alone FDC shall be provided.	Unresolved
78.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
79.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which	Unresolved

		the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Department before being covered.	
80.	Public Works Engineering Andrew Broxton	Public Works Engineering Manual requires driveways opposing driveways to be aligned. Please relocate the access on Via Pontina Run to align with Tecetta Way.	Unresolved
81.	Public Works Engineering Andrew Broxton	A minimum of 35' turn radius is required for driveways. Please revise both access points to have an inbound and outbound turn radius of 35'.	Unresolved
82.	Public Works Engineering Andrew Broxton	In the proposed Garbage Truck routing plan, trucks cannot approach the dumpsters head on. Please rotate dumpster area to permit easier access.	Unresolved
83.	Public Works Engineering Andrew Broxton	The F.S reference of the ADA sign is incorrect. Please correct in accordance with Traffic Detail T-19 of the Seminole County Public Works Engineering Manual.	Unresolved
84.	Public Works Engineering Andrew Broxton	Previous SJRWMD permit does not include parcel 30-19-30-300-002P-0000. Future development of newly created parcels will required updated stormwater plans and permits.	Info Only
85.	Public Works Engineering Andrew Broxton	Please provide end of driveway signage at unconnected western access.	Unresolved
86.	Public Works Engineering Andrew Broxton	Portions of this site lie within a FEMA designated flood zone. And a Letter of Map Revision (LOMR) will be required.	Unresolved
87.	Public Works Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project based on the proposed Land Use (i.e. Fast Food Restaurant with Drive Thru) and the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. ***VERY IMPORTANT***: A methodology document from the TIS must be submitted in Eplan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov	Info Only

AGENCY/DEPARTMENT COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Unresolved
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Unresolved
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Unresolved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Unresolved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Unresolved
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Unresolved
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Unresolved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Safety – Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Unresolved
Public Works – Impact Analysis	Arturo Perez	aperez07@seminiolecountyfl.gov	407-665-5716	Info Only

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 7, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
------	---------------------	--

8/6/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn, Maya, Chad, Matthew, Maliha, Christina, Lily and Andrew
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0680

Title:

MOOERS WAREHOUSE EXPANSION - SITE PLAN

Project Number: 26-06000028

Project Description: Proposed Site Plan for a warehouse on 1.66 acres in the M-1 zoning district located on the west side of Beardall Ave, south of Celery Ave

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

Parcel ID: 33-19-31-300-0180-0000

BCC District: 5-Herr

Applicant: William Mooers (407) 324-5400

Consultant: Larry Poliner (407) 452-8633



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

PROJ. #: 26-06000028

Received: 6/30/26

Paid: 7/2/26

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: 6500 SF + NEW PAVEMENT SQUARE FOOTAGE: 12,618 SF = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 19,118 SF	
(TOTAL NEW ISA 19,118 SF / 1,000 = 19.1) * x \$25 + \$2,500 = FEE DUE: \$2,977.95 EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: MOOERS WAREHOUSE EXPANSION			
PARCEL ID #(S): 33-19-31-300-0180-0000			
DESCRIPTION OF PROJECT: Addition of 6,500 SF of warehouse			
EXISTING USE(S):	Metal fabrication	PROPOSED USE(S):	Metal fabrication
ZONING: M-1	FUTURE LAND USE: IND	TOTAL ACREAGE: 1.66	BCC DISTRICT: 5-Herr
WATER PROVIDER:	City of Sanford	SEWER PROVIDER:	City of Sanford
ARE ANY TREES BEING REMOVED? YES ☐ NO ☒ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

05/2023

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: William Mooers	COMPANY: Aerotech Aluminum
ADDRESS: 266 Black Lake Rd.	
CITY: Osteen	STATE: FL ZIP: 32764
PHONE: 407-324-5400	EMAIL: William Mooers <aerotecalum@aol.com>

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Larry Poliner	COMPANY: RCE Consultants.LLC
ADDRESS: 617 Arvern Drive	
CITY: Altamonte Springs	STATE: FL ZIP: 32701
PHONE: 407-452-8633	EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Same as Applicant
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

VESTING: _____

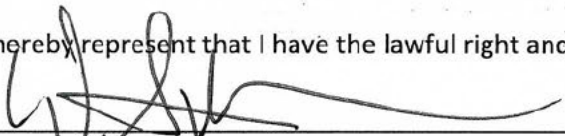
TEST NOTICE: _____

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

- ☐ Not applicable

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

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


SIGNATURE OF AUTHORIZED APPLICANT06-24-2026
DATE

05/2023

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, WILLIAM MOOERS, the owner of record for the following described property [Parcel ID Number(s)] 33-19-31-300-0180-0000 hereby designates LARRY POLINER, P.E., RCE CONSULTANTS to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

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

Date

6-24-26

Property Owner's Signature

William S. Mooers

Property Owner's Printed Name

STATE OF FLORIDA

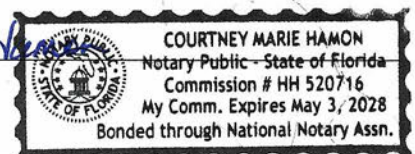
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Scott Mooers (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced

_____ as identification, and who executed the foregoing instrument and sworn an oath on this 24th day of June, 2026.

Courtney Hamon
Notary Public



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☒ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER
William S Mooers	268 Black Lake road Osteen FL 32764	386-852-6354 Scott
Kimberley Mooers	268 Black Lake Road Osteen 32764	386-852-6355

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Kimberley Mooers	President	268 Black Lake Rd Osteen FI 32764	100%
William S Mooers	VP Operations	268 Black Lake Rd, Osteen FI 32764	0

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

Rev 1/2020

Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

Date of Contract: N/A

Specify any contingency clause related to the outcome for consideration of the application: N/A

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

06-30-2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of JUNE, 2026, by William S. Mooers, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Courtney Hamon
Signature of Notary Public
COURTNEY MARIE HAMON
Notary Public - State of Florida
Commission # HH 520716
My Comm. Expires May 3, 2028
Bonded through National Notary Assn.

Print, Type or Stamp Name of Notary Public

2026 Property Record CardA



Parcel: 33-19-31-300-0180-0000
 Property Address: 1696 N BEARDALL AVE SANFORD, FL 32771
 Owners: MOOERS, WILLIAM; MOOERS, KIMBERLY
 2026 Market Value \$1,287,674 Assessed Value \$838,012 Taxable Value \$838,012
 2025 Tax Bill \$11,767.25 Tax Savings with Non-Hx Cap \$2,162.02
 Light Manufacturing property w/1st Building size of 7,320 SF and a lot size of 1.68 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	33-19-31-300-0180-0000
Property Address	1696 N BEARDALL AVE SANFORD, FL 32771
Mailing Address	266 BLACK LAKE RD OSTEEN, FL 32764
Subdivision	
Tax District	01:County Tax District
DOR Use Code	41:Light Manufacturing
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$942,983	\$803,214
Depreciated Other Features	\$9,889	\$5,696
Land Value (Market)	\$334,802	\$209,386
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,287,674	\$1,018,296
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$449,662	\$256,467
P&G Adjustment	\$0	\$0
Assessed Value	\$838,012	\$761,829

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$13,929.27
Tax Bill Amount	\$11,767.25
Tax Savings with Exemptions	\$2,162.02

Owner(s)A

Name - Ownership Type

MOOERS, WILLIAM - Tenancy by Entirety
 MOOERS, KIMBERLY - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 33 TWP 19S RGE 31E

S 110 FT OF E 320 FT OF NE 1/4 OF NW 1/4 & N 55 FT OF E 320 FT OF SE 1/4 OF NW 1/4 IN ABANDONED RR ROW
(LESS E 20 FT FOR RD)

& BEG 1323.64 FT S & 2003.97 FT E OF NW COR RUN E 347.99 FT S 66 FT W 348.11 FT N TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$838,012	\$0	\$838,012
SCHOOLS	\$1,287,674	\$0	\$1,287,674
FIRE	\$838,012	\$0	\$838,012
ROAD	\$838,012	\$0	\$838,012
WATER MANAGEMENT DISTRICT	\$838,012	\$0	\$838,012

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$62,000	08903/0871	Vacant	No
WARRANTY DEED	3/25/2010	\$350,000	07356/1698	Improved	Yes
WARRANTY DEED	9/1/1992	\$100	02476/0535	Improved	No
WARRANTY DEED	3/15/1982	\$1,900	01395/0631	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01254/1123	Vacant	No
WARRANTY DEED	11/1/1979	\$3,000	01254/1121	Vacant	No

LandA

Units	Rate	Assessed	Market
49,500 SF	\$4.62/SF	\$228,690	\$228,690
22,968 SF	\$4.62/SF	\$106,112	\$106,112

	1
	1980
	7320
	METAL PREFINISHED - INSULATED
	\$345,870

* Year Built = Actual / Effective



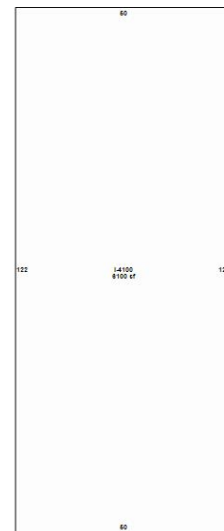
Building 1

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	144

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6100
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$710,849
Assessed	\$597,113

* Year Built = Actual / Effective



Building 2

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08985	FIRE SPRINKLER SYSTEM	\$9,640		10/24/2013
05426	CONSTRUCT NEW STEEL BUILDING	\$228,748		6/27/2013
05788	ALLISON MARINE-LOTS & RECEPCL	\$0		9/1/1995

04959	ALLISON MARINE COMPANY DOING WORK - SYSTEMS OF SECURITY	\$500	7/1/1994
04294	ALLISON MARINE FIRE SPRINKLERS	\$850	6/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1980	3450	\$11,558	\$6,935
6' CHAIN LINK FENCE - LIN FT	1980	270	\$4,182	\$2,509
LOAD RAMP	1980	360	\$742	\$445

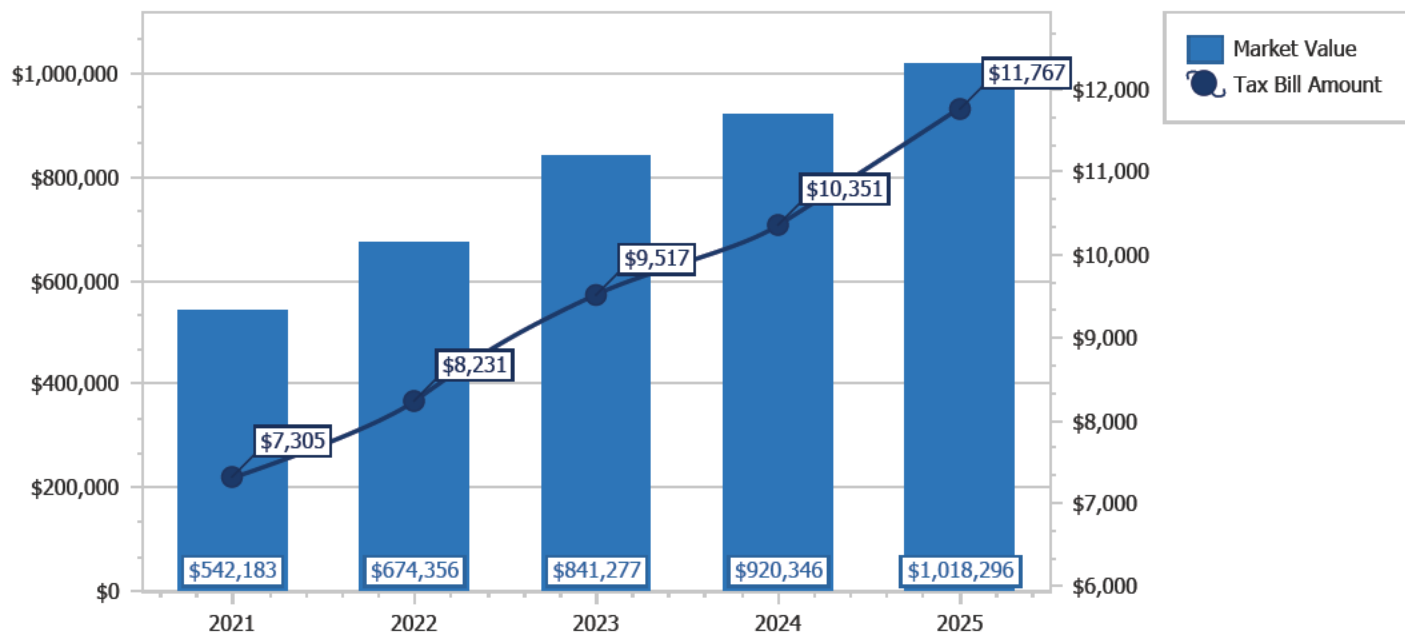
ZoningA	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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

School DistrictsA	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

7/02/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:28:57
 PROJ # 26-06000028 RECEIPT # 0178278
 OWNER: MOOERS, WILLIAM & KIMBERLY
 JOB ADDRESS: 1696 N BEARDALL AVE LOT #: 0000

SITE PLAN	2975.00	2975.00	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....: 2975.00

AMOUNT RECEIVED.....: 2975.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000021456	
CASH/CHECK AMOUNTS...:	2975.00	
COLLECTED FROM:	AEROTECH ALUMINUM	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	MOOERS WAREHOUSE EXPANSION - SITE PLAN	PROJ #: 26-06000028
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/30/26	
RELATED NAMES:	EP LARRY POLINER	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	33-19-31-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE ON 1.66 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BEARDALL AVE, SOUTH OF CELERY AVE	
NO OF ACRES	1.66	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE WEST SIDE OF N BEARDALL AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE-	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
WILLIAM MOOERS AEROTECH ALUMINUM 266 BLACK LAKE RD OSTEEN FL 32764 (407) 324-5400	LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DR ALTAMONTE SPRINGS FL 32701 (407) 452-8633	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Kaitlyn Apgar	Ordinance 2026-12 that contains the updated sections of the Seminole County Land Development Code (SCLDC) as referenced in these comments is located in the resource folder in eplan for ease of access. It also should be available on the Seminole County Municde landing page.	Info Only
2.	Buffers and CPTED Kaitlyn Apgar	For the purposes of calculating the bufferyards, the LUI assigned to this property is VII. The adjacent property to the west is part of a PD with residential density of 4 du/acre, which calculates as a LUI of II.	Info Only
3.	Buffers and CPTED Kaitlyn Apgar	The northern property is considered part of the residential home in nature considering the AG Admin cut out, but retains Industrial FLU and zoning district of M-1 adjacent to the subject property. Per SCLDC Sec. 30.14.5, Required opacity shall be reduced by fifty (50) percent where the existing adjacent land use is a single-family home in a HIP, MXD, Industrial, Commercial, or Office future land use designation. Considering this, the LUI would be II, but due to this section requires a substantially less intense buffer.	Info Only
4.	Buffers and CPTED Kaitlyn Apgar	Perimeter buffers are required as follows: North: 0.3 opacity, 15 feet wide with 2.25 plan unit groups per 100 linear feet East: (adjacent to Beardall – a local road) 0.1 opacity, 10 feet wide with 1 plant unit group per 100 linear feet South: No buffer required West: 0.5 opacity, 25 feet wide with 2.7 plant unit groups per 100 linear feet Please show compliance with this on the landscape plans.	Unresolved
5.	Buffers and CPTED Kaitlyn Apgar	Please dimension buffer widths on both the landscape and site plan pages.	Unresolved
6.	Buffers and CPTED Kaitlyn Apgar	Please identify which plan unit group you are utilizing for each buffer. Please see SCLDC Sec. 30.14.9 (as per the updated LDC as contained in Ordinance 2026-12).	Unresolved
7.	Buffers and CPTED Kaitlyn Apgar	Please advise, in order to count the stormwater pond as open space, Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. Please give perimeter of pond and show compliance on the landscape page.	Unresolved

8.	Building Division Daniel Losada	No accessible parking spaces found in the new parking facility. 208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on the site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.	Unresolved
9.	Building Division Daniel Losada	FFE shown on plans @118, please verify FFE. 107.2 FBC.	Unresolved
10.	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, retaining walls, etc.	Info Only
11.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
12.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
13.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
14.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code.	Info Only
15.	Building Division Daniel Losada	This parcel has an open alteration permit from 1993 that must be dealt with. Permit # 93-00011046.	Info Only
16.	Comprehensive Planning Maya Athanas	The max floor area ratio for the IND FLU is 0.65. Please correct the note on the site plan.	Unresolved
17.	Comprehensive Planning Maya Athanas	The FLU to the west is PD. Please correct the note on the site plan.	Unresolved
18.	Environmental Services Maliha Rahman	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
19.	Natural Resources Christina Seckinger	The site appears to have favorable conditions for gopher tortoises. A gopher tortoise survey will be required prior to site plan approval. Please show that a gopher tortoise survey has been completed within the past 3 months.	Unresolved
20.	Natural Resources Christina Seckinger	Please show a single row of silt fence, with a double row along the southern portion of the property abutting the ditch, placed at the limits of disturbance on the site plan or on a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Unresolved
21.	Planning and Development Chad Harvey	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	Info Only

		pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
22.	Planning and Development Chad Harvey	Please correct the adjacent zoning on sheet C-3 of the site plan. North is M-1 East is M-1 and PD South is M-1 West is PD.	Unresolved
23.	Planning and Development Chad Harvey	On the site plan under the site data, please revise the maximum F.A.R. from 0.35 to 0.65.	Unresolved
24.	Planning and Development Chad Harvey	Please provide a photometric plan for all outdoor lighting proposed to be altered or added for this site as required per Chapter 30, Part 15 of the SCLDC.	Unresolved
25.	Planning and Development Chad Harvey	A separate permit will be required for outdoor lighting.	Unresolved
26.	Planning and Development Chad Harvey	A separate permit will be required for the construction of the dumpster enclosure.	Unresolved
27.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
28.	Planning and Development Chad Harvey	Please clearly mark all site dimensions, rear yard setback from the addition to the rear property line, provide the external property boundary dimensions, and building area dimensions.	Unresolved
29.	Planning and Development Chad Harvey	Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC for Manufacturing: a minimum of 1 space for every 2 employees, plus 1 space for each company vehicle. Please revise the parking calculations on the plan to accurately reflect this.	Unresolved
30.	Planning and Development Chad Harvey	Per section 30.11.7 – Miscellaneous design standards, Table 11.7A: Minimum Number of Bicycle Parking Spaces Required, Manufacturing Concerns and Warehouses requires 1 space for every 30,000 sq ft for long term parking and 4 spaces plus 1 space, for every 50,000 sq. ft. Please revise the plan to add the required bicycle parking spaces per this code section.	Unresolved

31.	Planning and Development Chad Harvey	Per Sec. 30.11.3 Quantities of Parking the required off street parking spaces for "Office" are: General Business/ Retail/ Office (including Shopping Centers): First 10,000 sq. ft. – 4 spaces/ 1,000 sq. ft. and Above 10,000 sq. ft. – 3 spaces/ 1,000 sq. ft. Please revise the office space required off street parking requirements and proposed parking spaces based on the change in the calculation.	Unresolved
32.	Planning and Development Chad Harvey	On the site plan under the site data, please provide the proposed building height and number of stories of the addition.	Unresolved
33.	Planning and Development Chad Harvey	Please provide an approval letter from the City of Sanford to state that they have approved the utility and irrigation plans and have reserved capacity available to service this site.	Unresolved
34.	Planning and Development Chad Harvey	Please show a connection detail or demonstrate on the site plan how the existing irrigation system will be expanded/ extended in order to service the new required landscaping/ buffering that is required by code. Please provide an irrigation plan that meets Sec. 30.14.18 of the SCLDC.	Unresolved
35.	Planning and Development Chad Harvey	Please add a note to the landscape plan sheet that states that the irrigation timer shall be reset to the local watering guidelines after new planting establishment. (Comment Provided by Keeli Carlton – Water Policy Program Manager)	Unresolved
36.	Planning and Development Chad Harvey	Please add a note to the landscape plan sheet that states that the existing rain sensor shall be inspected by the landscape contractor at the time of new irrigation and planting installation to ensure it is in working order or that it shall be replaced if needed. (Comment Provided by Keeli Carlton – Water Policy Program Manager)	Unresolved
37.	Planning and Development Chad Harvey	Under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) (a): Hours of operation, Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the Appropriate findings for such limitations.	Unresolved
38.	Public Safety – Addressing Lily Kay	On the "Moors – Site Plan", please add the adjacent street name "N BEARDALL AVENUE" within its respective boundary lines in the drawing.	Unresolved

39.	Public Safety – Addressing Lily Kay	On the “Mooers – Site Plan”, please add the adjacent parcel to the south (parcel 33-19-31-300-018B-0000) within its respective boundary lines in the drawing. This is a small parcel located in-between the subject parcel and parcel 33-19-31-300-019A-0000.	Unresolved
40.	Public Safety – Addressing Lily Kay	On the “Mooers – Demolition Plan”, please add the adjacent parcel to the south (parcel 33-19-31-300-018B-0000) within its respective boundary lines in the drawing. This is a small parcel located in-between the subject parcel and parcel 33-19-31-300-019A-0000.	Unresolved
41.	Public Safety – Addressing Lily Kay	(Posting) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC 2026-12 Sec. 90.5(a). Addresses are entered into the County map and used directly by the 911 call centers. * Address numbers are to be permanently installed facing the street the structure is addressed to. If there is a mailbox, minimum 4” height numbers are required on both sides. Addressing Policy 2017-001.	Info Only
42.	Public Safety – Addressing Lily Kay	(Posting) For commercial structures, if the main entrance of a building is not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway, or as otherwise determined by the Addressing Authority. Numbers shall be displayed on both sides of a fence, post, sign, or mailbox leading to the building. Authorization may be obtained from the Addressing Supervisor or designee in cases where these standards may not be appropriate. Any decisions made shall be in the interest of emergency response. SCLDC 2026-12 Sec. 90.5(7).	Info Only
43.	Public Safety – Addressing Lily Kay	(Posting) Commercial address numbers are to be a minimum of six (6) inches in height and one-half inch in width. SCLDC 2026-12 Sec. 90.5(1).	Info Only
44.	Public Safety – Addressing Lily Kay	(Address Assignment) The existing address on the property, parcel 33-19-31-300-0180-0000, is 1696 N Beardall Ave, Sanford, FL 32771. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street where the structure is addressed to. SCLDC 2026-12 Sec. 90.5 (7), (8), (9) & Addressing Policy 2026-006.	Info Only
45.	Public Safety - Fire Marshal Brenda Paz	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
46.	Public Safety - Fire Marshal Brenda Paz	Structures may required fire sprinkler system based on occupancy, commodity storage or lack of fire department access. Please clarify overall occupancy type.	Unresolved

47.	Public Safety - Fire Marshal Brenda Paz	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1).	Unresolved
48.	Public Safety - Fire Marshal Brenda Paz	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1. Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
49.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis, Aerial Platform 100, Inside Cramp Angle: 40 degrees, Axle Track: 82.92 inches, Wheel Offset: 5.30 inches, Tread width: 17.5 inches, Chassis Overhang: 68.99 inches, Additional Bumper Depth: 22 inches, Front Overhand: 90.99 inches, Wheelbase: 270 inches, Overall Length: 581.75 inches, Calculated Turning Radius: Inside Turn: 25 ft. 7 in., Curb to Curb: 41 ft. 8 in., Wall to Wall: 48 ft. 5 in.	Unresolved
50.	Public Safety - Fire Marshal Brenda Paz	Please provide a hydrant flow test, in accordance with NFPA 291, within the last 12 months.	Unresolved
51.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the stie 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).	Unresolved

		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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed 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.	
52.	Public Works – Engineering Andrew Broxton	Sheet 003, Demolition Plan, does not appear to be complete as there is no demolition shown. Please revise the demolition plan.	Unresolved
53.	Public Works Engineering Andrew Broxton	Stormwater report shows 25yr/24hr storm stages at 17.48'. If the bottom of CS-1, the outfall control structure, is 15.67', this would not hold the design storm. Please revise the control system to prevent uncontrolled discharge during design storm.	Unresolved
54.	Public Works Engineering Andrew Broxton	The detail for CS-1 has contradictory profiles. Are the side walls of the proposed structure sloped or vertical?	Unresolved
55.	Public Works Engineering Andrew Broxton	The two angled parking spaces beside the proposed loading zone are effectively 16' deep. Additionally, drive isle for proposed angled parking area is required to be 18' wide. Please revise plan to provide 22' of parking space depth with an 18' drive isle.	Unresolved
56.	Public Works Engineering Andrew Broxton	Driveways and parking areas are required to be curbed. Please add curbing to grading and drainage plan.	Unresolved
57.	Public Works Engineering Andrew Broxton	Wrong F.S. referenced in ADA parking detail. Please revise ADA parking detail in accordance with Transportation Detail T-19 of the Seminole County Public Works Engineering Manual.	Unresolved
58.	Public Works Engineering Andrew Broxton	Only one access point on Beardall Ave will be permitted unless drive isle are one way only.	Unresolved
59.	Public Works Engineering Andrew Broxton	Drainage easements must be granted to the County over the drainage ditch on the south side of the property.	Unresolved
60.	Public Works Engineering Andrew Broxton	There are conflicts in the dimensioning and elevations of the retention pond between the site plan and the grading & drainage plan. Please revise the plans for consistency across all sheets.	Unresolved

61.	Public Works Engineering Andrew Broxton	Drainage plan shows a 100yr/24hr and 25yr/24hr staging that are not supported by the provided stormwater report. Please include all stormwater calculations in the stormwater report. Without justification of the 100yr/24hr retention, the pond lacks sufficient freeboard for the design storm.	Unresolved
62.	Public Works Engineering Andrew Broxton	Provided geotechnical report does not support an aquifer or SHWT of 10'. Four feet below existing grade puts the water table at 14' with a SHWT presumably higher than that. The geotechnical report does not include borings within the proposed retention pond. Please submit a revised geotechnical report that includes the 350' parcel extension.	Unresolved
63.	Public Works Engineering Andrew Broxton	Due to the nature and extent of comments, additional comments may be made upon resubmittal.	Unresolved
64.	Public Works Engineering Andrew Broxton	Please provide hydraulic analysis to demonstrate that the proposed drainage system can support design flow.	Unresolved
65.	Public Works Engineering Andrew Broxton	16' drive isles will require approval by Fire Rescue.	Unresolved
66.	Public Works Engineering Andrew Broxton	On Erosion Control Plan, silt fencing must be installed to protect the onsite drainage ditch.	Unresolved
67.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Unresolved
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Unresolved
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Unresolved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Unresolved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Unresolved

Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Unresolved
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Unresolved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Safety – Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Unresolved
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 7, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/6/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Andrew, Chad, Brenda, Maya, Kaitlyn, Maliha, Christina and Lily
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0681

Title:

ST LUKES NEW DRIVEWAY - SITE PLAN

Project Number: 26-06000020

Project Description: Proposed Site Plan for a driveway connection from Slavia Rd to St Lukes on 4.95 acres in the A-1 zoning district on the east corner of W SR 426 and Slavia Rd

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

Parcel ID: 20-21-31-300-0140-0000

BCC District: 1-Dallari

Applicant: Steve Lehenbauer (321) 282-8012

Consultant: John Herbert (407) 765-9579



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

PROJ. #: **26-06000020**
RECEIVED AND PAID 05/22/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>NONE</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>24,070 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>24,070 SF</u>	
(TOTAL NEW ISA <u>24,070</u> / 1,000 = <u>24.07</u>) * x \$25 + \$2,500 = FEE DUE: <u>3,101.75</u> EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: St. Lukes New Driveway	
PARCEL ID #(S): 20-21-31-300-014-0000 20-21-31-300-0140-0000	
DESCRIPTION OF PROJECT: Build a 570' driveway to connect Slavia Road to St. Lukes	
EXISTING USE(S): none RESIDENTIAL	PROPOSED USE(S): To build a new driveway at Slavia Rd and St. Lukes intersect.
ZONING: A-1	FUTURE LAND USE: LDR TOTAL ACREAGE: 0.78 4.95 BCC DISTRICT: 1
WATER PROVIDER: no water needed SEMINOLE SEWER PROVIDER: no sewer needed SEMINOLE	
ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: 1,887 cu. yards FILL - PROPOSED	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Steve Lehenbauer	COMPANY:	St. Lukes Church & School
ADDRESS:	2021 SR 426		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	321-282-8012	EMAIL:	cao@slcs.org

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	John Herbert, III, PE	COMPANY:	American Civil Engineering Co.
ADDRESS:	207 N. Moss Road Suite 211		
CITY:	Winter Springs	STATE:	FL ZIP: 32708
PHONE:	407-765-9579	EMAIL:	[REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	St. Lukes Evangelical Lutheran Church		
ADDRESS:	2021 W. SR 426		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	407-365-3408	EMAIL:	[REDACTED]

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

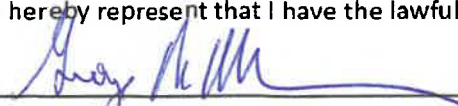
TEST NOTICE:

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

- ☒ Not applicable

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

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


SIGNATURE OF AUTHORIZED APPLICANT

5/21/2026
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☒ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
See attached			

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

05/21/2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of May, 2026, by George McAllan, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Sherry L. Abell
Signature of Notary Public

Sherry L. Abell
Print, Type or Stamp Name of Notary Public



May 21, 2026

St. Luke's Lutheran Church and School
Board of Directors

FirstName	LastName	Address	City	State	Zip	% Interest
Paula	Brumback	4593 Old Carriage Trl	Oviedo	FL	32765	12%
Jeff	Schultz	10718 Sunrise Terrace Dr	Orlando	FL	32825	11%
Jennifer	Zabel	1488 Connors Ln	Winter Springs	FL	32708	11%
William Bryan	Doyle	643 Armor Ct.	Oviedo	FL	32765	11%
Thomas	Cotton	1107 Aruba Dr	Orlando	FL	32806	11%
Douglas	Taylor	1090 Lake Rogers Cir.	Oviedo	FL	32765	11%
Karen	Clapsaddle	2000 Old Mims Rd	Geneva	FL	32732	11%
George	McAllan	271 Bald Eagle Run	Lake Mary	FL	32746	11%
Marc	Stasik	370 Center Lake Ln Apt 4002	Oviedo	FL	32765	11%

Awakening
HEARTS in every generation to
the power of life in Christ.

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, St. Lukes Lutheran Church, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-300-0140-0000 hereby designates John Herbert III, PE, American Civil Engineering to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☒ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER:

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

Date

May 21, 2026



Property Owner's Signature

George McAllan

GEORGE McALLAN
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared George McAllan (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this May 21 day of May, 20 26.

Notary Public

Sherry L. Abell

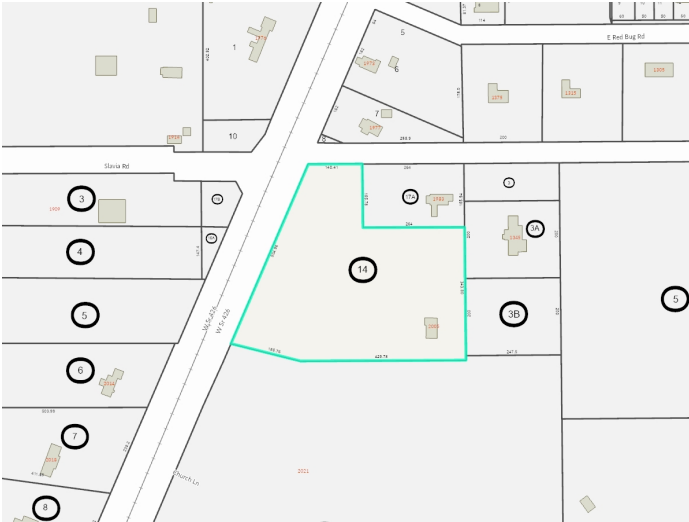
2026 Property Record Card



Parcel: 20-21-31-300-0140-0000
 Property Address: 2005 W SR 426 OVIEDO, FL 32765
 Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC
 2026 Market Value \$630,081 Assessed Value \$630,081 Taxable Value \$630,081
 2025 Tax Bill \$8,646.44

The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 4.95 Acres

Parcel Location



Current Site Picture



20213130001400000 02/11/2022

Parcel Information

Parcel	20-21-31-300-0140-0000
Property Address	2005 W SR 426 OVIEDO, FL 32765
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8523
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$94,706	\$96,721
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$514,375	\$514,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$630,081	\$632,096
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	\$630,081	\$632,096

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,646.44
Tax Bill Amount	\$8,646.44
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Legal Description

SEC 20 TWP 21S RGE 31E
 BEG S 00 DEG 36 MIN 35 SEC E 165.94 FT OF E ¼ COR
 RUN S 00 DEG 36 MIN 35 SEC E 343.80 FT S 89 DEG 48 MIN 03 SEC W 429.78 FT
 N 75 DEG 54 MIN 52 SEC W 185.76 FT N 23 DEG 20 MIN 55 SEC E 504.96 FT
 N 89 DEG 39 MIN 43 SEC E 140.41 FT S 00 DEG 36 MIN 35 SEC E 165.78 FT
 N 89 DEG 41 MIN 48 SEC E 264.00 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$630,081	\$0	\$630,081
SCHOOLS	\$630,081	\$0	\$630,081
FIRE	\$630,081	\$0	\$630,081
ROAD	\$630,081	\$0	\$630,081
WATER MANAGEMENT DISTRICT	\$630,081	\$0	\$630,081

Sales

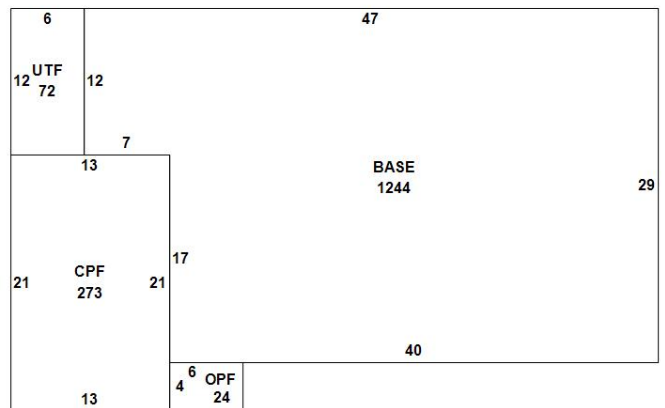
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2023	\$975,000	10383/1474	Improved	No
QUIT CLAIM DEED	7/28/2009	\$31,250	07232/1833	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1831	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1829	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1827	Improved	No
TRUSTEE DEED	7/28/2009	\$100	07232/1823	Improved	No
QUIT CLAIM DEED	8/1/2005	\$100	05895/0512	Improved	No
WARRANTY DEED	4/1/1982	\$5,000	01386/0813	Improved	No

Land

Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075
2.61 Acres	\$130,000/Acre	\$339,300	\$339,300

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1966
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1244
Total Area (ft²)	1613
Constuction	CONC BLOCK
Replacement Cost	\$161,202
Assessed	\$94,706

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
UTILITY FINISHED	72
CARPORT FINISHED	273
OPEN PORCH FINISHED	24

Permits				
Permit #	Description	Value	CO Date	Permit Date
02305	MECHANICAL & CONDENSOR	\$4,100		3/26/2010
01954	REROOF	\$5,000		3/12/2009
03055	MISC PLUMBING	\$0		4/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

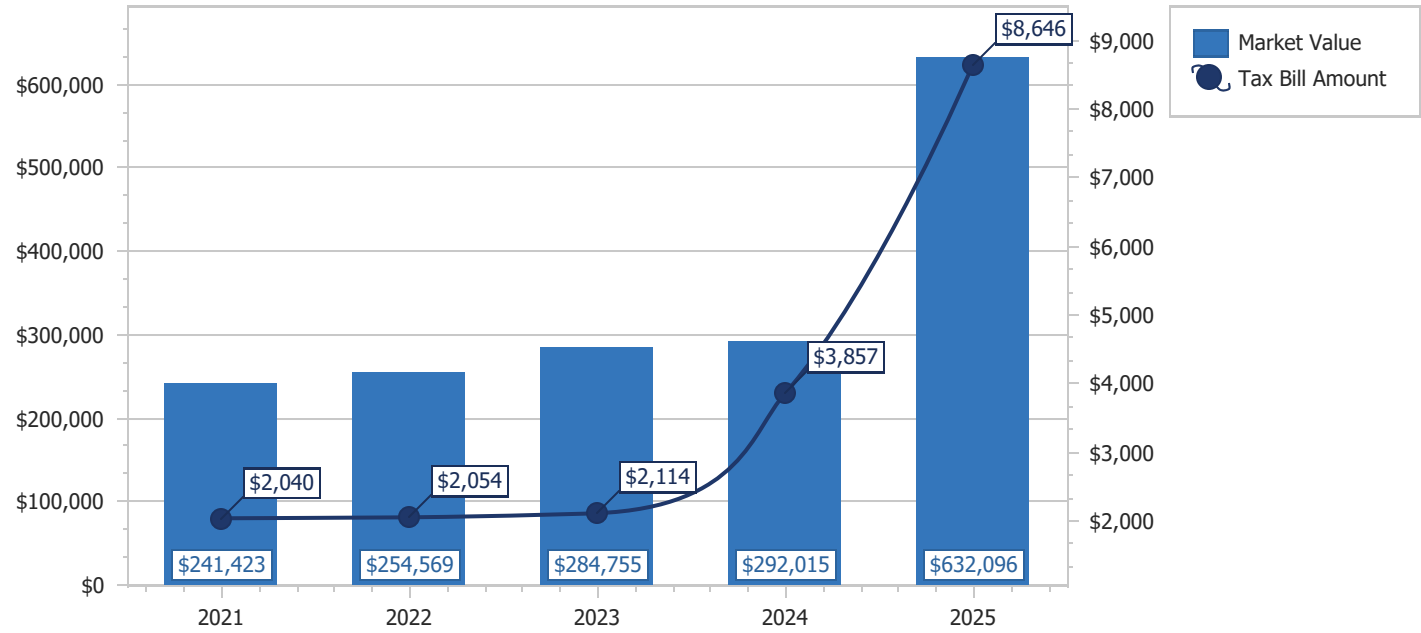
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

Detail by Entity Name

Florida Not For Profit Corporation

ST. LUKE'S EVANGELICAL LUTHERAN CHURCH, INC., OF SLAVIA, FLORIDA

Filing Information

Document Number	711832
FEI/EIN Number	59-1153406
Date Filed	11/23/1966
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/10/2014

Principal Address

2021 W. STATE ROAD 426
OVIEDO, FL 32765

Changed: 02/17/2011

Mailing Address

2021 W. STATE ROAD 426
OVIEDO, FL 32765

Changed: 02/17/2011

Registered Agent Name & Address

Prusak, Lisa
2021 W ST RD 426
OVIEDO, FL 32765

Name Changed: 05/20/2020

Address Changed: 04/28/2008

Officer/Director Detail

Name & Address

Title Director

TAYLOR, DOUG
2021 W ST RD 426
OVIEDO, FL 32765

Title President

BRUMBACK, PAULA
2021 W. STATE ROAD 426
OVIEDO, FL 32765

Title Director

SCHULTZ, JEFF
2021 W SR 426
OVIEDO, FL 32765

Title Director

ZABEL, JENNIFER
2021 W SR 426
OVIEDO, FL 32765

Title Treasurer

DOYLE II, WILLIAM OWENS BRYANT
2021 W SR 426
OVIEDO, FL 32765

Title VP

MCALLAN, GEORGE
2021 W SR 426
OVIEDO, FL 32765

Title Secretary

Clapsaddle, Karen
2021 W SR 426
Oviedo, FL 32765

Title Director

STASIK, MARC
2021 W SR 426
Oviedo, FL 32765

Title Director

Cotton, Tom
2021 W. STATE ROAD 426
OVIEDO, FL 32765

Annual Reports

Report Year

Filed Date

2024 04/19/2024
 2025 04/07/2025
 2026 04/23/2026

Document Images

04/23/2026 -- ANNUAL REPORT	View image in PDF format
04/07/2025 -- ANNUAL REPORT	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
05/20/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
11/10/2014 -- REINSTATEMENT	View image in PDF format
02/12/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
04/14/2010 -- ANNUAL REPORT	View image in PDF format
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04/28/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
01/23/2006 -- ANNUAL REPORT	View image in PDF format
02/11/2005 -- ANNUAL REPORT	View image in PDF format
06/18/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
05/17/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
02/13/1997 -- ANNUAL REPORT	View image in PDF format
02/07/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

*

5/22/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:24:47
PROJ # 26-06000020 RECEIPT # 0138710

OWNER:

JOB ADDRESS:

LOT #:

SITE PLAN	3101.75	3101.75	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....: 3101.75

AMOUNT RECEIVED.....: 3101.75

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000058343	
CASH/CHECK AMOUNTS...:	3101.75	
COLLECTED FROM:	ST LUKES EVANGELICAL LUTH	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	ST LUKES NEW DRIVEWAY - SITE PLAN	PROJ #: 26-06000020
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	5/27/26	
RELATED NAMES:	EP JOHN HERBERT	
PROJECT MANAGER:	AMY CANELO (407) 665-7354	
PARCEL ID NO.:	20-21-31-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVEWAY CONNECTION FROM SLAVIA RD TO ST LUKES ON 4.95 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	4.95	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST CORNER OF W SR 426 AND SLAVIA RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
STEVE LEHENBAUER ST LUKE'S CHURCH & SCHOOL 2021 SR 426 OVIDO FL 32765 (321) 282-8012	JOHN HERBERT AMERICAN CIVIL ENGINEERING 207 N MOSS RD WINTER SPRINGS FL 32708 (407) 765-9579	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The roadway is within 25' of the adjacent residential property. The applicant residential property. The applicant will be required to provide a parking buffer 0.2 opacity 10' 1.00 3' minimum wall.	Info Only
2.	Buffers and CPTED	Please show on a landscape plan the required 10' wide buffer between the roadway and the residential place of property.	Info Only
3.	Buffers and CPTED	Please provide the buffer calculation on the landscape plan. Please refer to Sec. 30.14.10 on how to conduct the landscape buffers.	Info Only
4.	Environmental Services	Please exercise caution during construction of the driveway for existing utility infrastructure nearby.	Info Only
5.	Environmental Services	On Sheet 001_C1.0_COVER PLAN: Please update Seminole County's potable & reclaimed and sanitary sewer phone number to be: 407-665-2024.	Info Only
6.	Natural Resources	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property, especially gopher tortoises. A threatened and endangered study along with a species of special concern survey will be required. Please submit the threatened and endangered report prior to or at final site plan approval.	Unresolved
7.	Natural Resources	Please add the specific tree species name and a unique identification number (ex: #35, 24' live oak tree) for ease of reference on the tree removal plan/table.	Unresolved

8.	Natural Resources	It is presumed that the oak with a 65" DBH is a live oak. A Historic Tree is 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. SCLDC 2.3. All reasonable efforts need to be made to preserve this historic tree. Please revise the site plan, diverting the road around this oak, providing sufficient clearance for the trees root system as well. If redesigning the proposed driveway is unfeasible, then alternatively a tree risk assessment, detailing the condition of the tree, can be provided to the County for the Natural Resource Officer to review. However, an explanation as to why redesigning the driveway is unfeasible would be required.	Unresolved
9.	Natural Resources	Please show a single row of silt fence placed at the limits of disturbance on the site plan or as separate erosion control plan for erosion control. Silt fence must be trenched into the ground.	Unresolved
10.	Planning and Development	A portion of the roadway is encroaching onto parcel 20-21-501-00000-0080. This roadway needs to be located entirely parcel 20-21-31-300-0140-0000.	Info Only
11.	Planning and Development	Please revised the existing land use to state the Low Density Residential.	Unresolved
12.	Planning and Development	Could you please clarify why there is a proposed driveway to 1983 W SR 426, Oviedo, that is adjusting to the subject property.	Unresolved
13.	Planning and Development	On the site plan, please revised use to state new private access driveway to improve vehicle access to St. Lukes campus.	Unresolved
14.	Planning and Development	On the site plan there is a proposed driveway apron. Will this be connecting to the existing single-family residence? If so, please revise to show the connection of the driveway on the site plan. If not connecting, please advised on the reason for the proposed apron in the response to comments	Unresolved

15.	Public Safety - Addressing	On the C4.0_SITE PLAN and the C3.1_EXISTING CONDITIONS, please list the subject and adjacent parcel numbers within their respective boundary lines in the drawings. The subject parcel number is 20-21-31-300-0140-0000, the adjacent parcel to the northeast is parcel 20-21-31-300-017A-0000, and adjacent parcels to the east are 21-21-31-300-003A-0000 and 21-21-31-300-003B-0000, and the adjacent parcel to the south is 20-21-31-300-0100-0000.	Unresolved
16.	Public Safety - Addressing	Will the proposed driveway just be lining up to "Slavia Road", or is it a proposed extension of "Slavia Road"?	Question
17.	Public Safety - Addressing	(Posting) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC 2026-12 Sec. 90.5(a). Addresses are entered into the County map and used directly by the 911 call centers. *Address numbers are to be permanently installed facing the street the structure is addressed to. If there is a mailbox, minimum 4" in height numbers are required on both sides. Addressing Policy 2017-001	Info Only
18.	Public Safety - Addressing	(Posting) Residential building structures which are over fifty (50) feet from the street shall be required to use five (5) inch or larger numbers. SCLDC 2026-12 Sec. 90.5 (5). In addition, if the address numbers are not plainly legible and visible from the street or road fronting the property, the address numbers shall also be posted on both sides of a fence, post, sign or mailbox located at the entrance to the property. Numbers shall be visible from both directions of the street. SCLDC 2026-12 Sec. 90.5 (8) & Addressing Policy 2026-006	Info Only
19.	Public Safety - Addressing	(Address Assignment) The existing address on the property, parcel 20-21-31-300-0140-0000, is 2005 W SR 426, Oviedo, FL 32765. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street where the structure is addressed to. SCLDC 2026-12 Sec. 90.5 (7), (8), (9) & Addressing Policy 2026-006	Info Only

20.	Public Works - Engineering	Proposed silt fencing does not appear to contain the retention area. Please revise SWPP to enclose entire limits of construction.	Unresolved
21.	Public Works - Engineering	Proposed site plan does not include retention pond. Please include all proposed construction on sheet C4.0, Site Plan.	Unresolved
22.	Public Works - Engineering	There is a conflict between sheets C5.1 and C7.0 regarding the driveway profile. The driveway cross section shows a normal crown profile whereas the driveway connection details specify an inverted crown. If there are different pavement profiles, please revise plans to indicate which sections of driveway are inverted. Otherwise, revise plans to show correct profiles where appropriate.	Unresolved
23.	Public Works - Engineering	There are unlabeled, orange hash areas on several sheets adjacent to the proposed crosswalk. Please identify these areas in the legend.	Unresolved
24.	Public Works - Engineering	Additional information is required for the gradient plan. Please include spot elevations within the proposed crosswalk to show that it meets ADA requirements and spot elevations within the proposed driveway and drainage structures.	Unresolved
25.	Public Works - Engineering	For retention ponds, one foot of freeboard is required for the design storm. Provided stormwater report shows a maximum stage for the 25yr/24hr storm at 41.35'. Please revise stormwater design to meet the requirements for freeboard.	Unresolved
26.	Public Works - Engineering	Proposed traffic lights and easement grant cannot be located within the retention area. Please revise retention pond to exclude this area.	Unresolved
27.	Public Works - Engineering	Proposed centerline radius for the curve is less than 100'. Per Seminole County Public Works Engineering Manual, no road may have a centerline radius of less than 100'. Curves with less than a 180' center line radius require widening the pavement by 3' on each side and a 100' taper. Please revise driveway curve to address these requirements.	Unresolved

28.	Public Works - Engineering	Comment The site plan and survey do not seem to agree with regards to the location of the unnamed road right-of-way and proposed driveway. On several sheets, the driveway appears to extend into the right-of-way and neighboring parcel. Additionally, the 15' unnamed right-of-way has been vacated. Please revise sheets and survey to show correct locations and extents of these features.	Unresolved
29.	Public Works - Engineering	Swale drainage for the proposed driveway is not appropriate. Please revise driveway plans to provide curb and gutter drainage.	Unresolved
30.	Public Works - Engineering	Proposed connection to SR-426 must be permitted by FDOT. Please submit proof of permit.	Unresolved
31.	Public Works - Engineering	Please add structure details for proposed drainage piping to show adequate separation from the base of the driveway.	Unresolved
32.	Public Works - Engineering	Traffic signal modifications must be submitted to and approved by Seminole County Public Works Traffic Engineering.	Unresolved
33.	Public Works - Engineering	A sediment washout basin is required for temporary construction entrances. Please add a washout basin to the SWPP.	Unresolved
34.	Public Works - Engineering	Due to the nature and extent of comments made. Additional comments may be made upon resubmittal.	Unresolved
35.	Public Works - Impact Analysis	No review required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Comprehensive Planning	No Review Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Approved	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Corrections Required	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Planning and Development	Corrections Required	Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Lily Kay 407-665-5045 lkay@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
08/06/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Amy, Andrew, Christina, Lily
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0682

Title:

CHABAD OF NORTH ORLANDO PHASE 1 - PRE-APPLICATION

Project Number: 26-80000088

Project Description: Proposed Special Exception to add a preschool program to the existing church on 2 acres in the A-1 zoning district located on the northeast corner of Markham Woods Rd and Wingfield Dr

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

Parcel ID: 26-20-29-300-004E-0000

BCC District: 5-Herr

Applicant: Chanie Majesky (407) 488-6536

Consultant: N/A



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

PROJ. #: 26-80000088
PM: ANNIE
REC'D: 07/16/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: CHABAD OF NORTH ORLANDO - ACCESSORY RELIGIOUS Preschool Addition
PARCEL ID #(S): 26-20-29-300-004E-0000
TOTAL ACREAGE: 1 2.00 BCC DISTRICT: 5 5: HERR
ZONING: A-1 FUTURE LAND USE: NO CHANGE - A-1 SE

APPLICANT

NAME: CHANIE MAJESKY COMPANY: CHABAD LUBAVITCH OF NORTH ORLANDO
ADDRESS: 1701 MARKHAM WOODS RD.
CITY: LONGWOOD STATE: FL ZIP: 32779
PHONE: 407 488 6536 EMAIL: [REDACTED]

CONSULTANT

CHANSKY@JEWISHNORTHORLANDO.COM

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

PROPOSED DEVELOPMENT

Brief description of proposed development: This program will utilize the existing structure of approximately 2,000 sq. feet. Minimal interior modifications to be done for safety regulation.
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 07/31 COM DOC DUE: 08/06 DRC MEETING: 08/19/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: A-1 FLU: SE LOCATION: on the northeast corner of Markham Woods Rd, Wingfield Dr
W/S: SUNSHINE WATER SERVICES BCC: 5: HERR

Detailed Narrative for Chabad of North Orlando Accessory Religious Preschool

Chabad Of North Orlando currently operates an established synagogue and house of worship on the subject property. This pre-application is submitted to request the addition of an integrated, accessory religious preschool ministry within our existing facility.

Religious education of the youth is an essential, non-commercial, and central component of the Chabad’s religious exercise and mission. The purpose of this pre-application is to seek staff guidance on the local administrative review pathway (e.g., an amendment to our existing site plan/use approval, or a Special Exception amendment) and to review site safety, licensing compliance, and on-site traffic flow.

Description of Proposed Accessory Use:

- **Existing Primary Use:** The property currently serves as an active sanctuary and meeting space for religious services, holiday celebrations, and community programs.
- **Proposed Accessory Preschool:** Operating on weekdays, the accessory religious preschool will serve approximately 6-8 maximum estimated children aged 6 months to 2 years old. The hours of operation will be approximately 8:30 AM to 5:30 PM, Monday through Friday.
- **Physical Facilities:** The preschool program will utilize 1 classroom inside the existing 2,000 square-foot building (approximate). No major structural expansions or external footprint additions are planned. We will only perform minor interior modifications to comply with childcare fire codes and child-safe bathroom/entryway standards.

Statutory and Legal Framework (RLUIPA & RFRA):

Because the proposed preschool is an integrated auxiliary ministry of the existing Chabad, this application is protected under:

The Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc, which prohibits local governments from applying land use regulations in a manner that imposes a substantial burden on religious exercise. Under RLUIPA, religious education is a recognized form of religious exercise.

The Florida Religious Freedom Restoration Act (FRFRA), § 761.03, Fla.

Stat., which forbids government entities from substantially burdening a person's or institution's exercise of religion.

In alignment with these statutes, the Chabad requests that Seminole County evaluate this accessory addition under the most cooperative, least restrictive administrative framework possible.

Compatibility & Impact Analysis

- **Zoning & Neighborhood Compatibility:** Because the synagogue is already established and accepted at this location, adding a weekday daytime preschool introduces zero nighttime noise or evening traffic impacts. The daytime school operates during standard working hours when local agricultural and low-density residential impacts are at their lowest.
- **Traffic & Safety Plan:** To prevent drop-off and pick-up traffic from backing up onto public roads, the Chabad will implement a structured, staggered on-site drop-off plan. Parents will utilize the existing parking area to pull in, drop off children, and exit in a continuous, one-way loop. We welcome staff feedback on the best traffic flow configuration for our existing site layout.
- **Water & Sewer:** The property will utilize the existing municipal water and on site septic system which we will verify/upgrade as necessary to accommodate the school use
- **Licensing Exemption:** Following county zoning approval, the Chabad will pursue a Religious Exempt Child Care Facility status from the Florida Department of Children and Families (DCF) under Section 402.316, Florida Statutes.

Conclusion

- The Chabad is eager to work collaboratively with Seminole County Staff to safely integrate this vital religious education program into our existing spiritual home. We are asking for a special exemption to allow use for a preschool on site. We look forward to discussing site parameters and the best local approval path at our upcoming pre-application conference.

Current Site Conditions and proposed Traffic flow image attached:

Site Map of Existing Conditions:

The preschool will require no changes to existing site conditions or buildings. Student drop-off and pick-up will utilize the synagogue's existing internal traffic loop. All vehicle staging is contained on-site, and traffic exits directly onto the main road. As a result, there will be zero new impact on public traffic flow and zero disruption to neighboring properties.

We anticipate maximum 10 cars which we have ample parking for.



2026 Property Record Card



Parcel: 26-20-29-300-004E-0000
 Property Address: 1701 MARKHAM WOODS RD LONGWOOD, FL 32779
 Owners: CHABAD LUBAVITCH OF NORTH ORLANDO INC
 2026 Market Value \$481,937 Assessed Value \$400,122 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,936.15
 Churches property w/1st Building size of 2,083 SF and a lot size of 2.00 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	26-20-29-300-004E-0000
Property Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2016)
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	\$228,263	\$180,454
Depreciated Other Features	\$3,674	\$3,507
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$481,937	\$433,961
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$81,815	\$70,214
P&G Adjustment	\$0	\$0
Assessed Value	\$400,122	\$363,747

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,936.15
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,936.15

Owner(s)

Name - Ownership Type

CHABAD LUBAVITCH OF NORTH ORLANDO INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 20S RGE 29E
N 327.4 FT OF W 291 FT OF
N 1/4 OF NW 1/4 OF SW 1/4
OF NE 1/4 (LESS 25 FT FOR
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$400,122	\$400,122	\$0
SCHOOLS	\$481,937	\$481,937	\$0
FIRE	\$400,122	\$400,122	\$0
ROAD	\$400,122	\$400,122	\$0
WATER MANAGEMENT DISTRICT	\$400,122	\$400,122	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	\$200,000	08202/0285	Improved	Yes
WARRANTY DEED	8/1/2006	\$100	06374/0263	Improved	No
QUIT CLAIM DEED	5/1/1990	\$100	02183/1748	Improved	No
QUIT CLAIM DEED	8/1/1987	\$100	01879/1249	Improved	No
WARRANTY DEED	1/1/1974	\$43,500	01027/0478	Improved	Yes

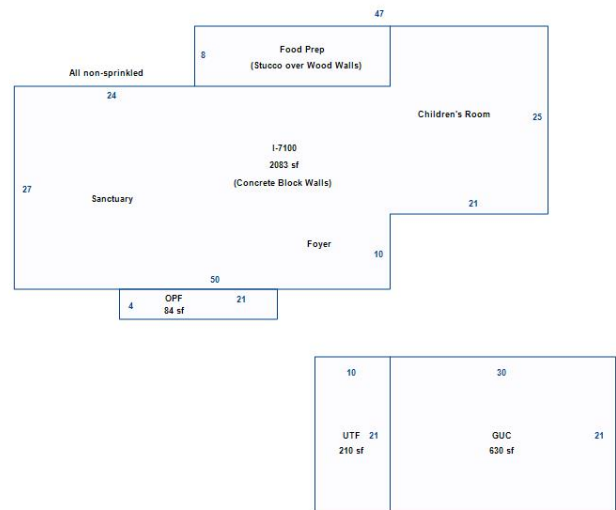
Land

Units	Rate	Assessed	Market
2 Acres	\$125,000/Acre	\$250,000	\$250,000

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1972/1992
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2083
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$360,890
Assessed	\$228,263

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE UNFINISHED C.B.S.	630
OPEN PORCH FINISHED	84
UTILITY FINISHED	210

Permits				
Permit #	Description	Value	CO Date	Permit Date
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	\$0		12/8/2022
02731	WALL SIGN	\$1,700		3/24/2016
00526	CHANGE OF USE FROM R TO A3	\$203,666	10/8/2015	1/20/2015
10381	REROOF	\$8,500		9/17/2007

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2015	373	\$2,029	\$1,522
COMMERCIAL CONCRETE DR 4 IN	2015	459	\$2,869	\$2,152

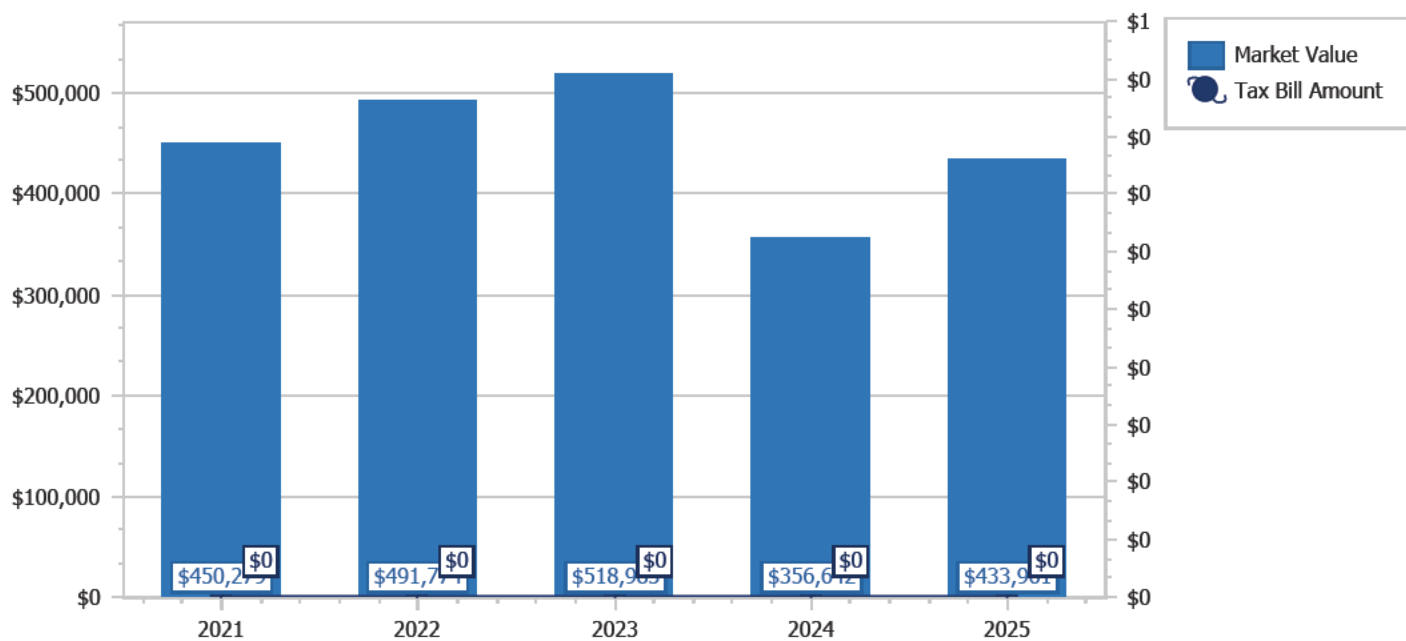
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Utilities	
Fire Station #	36
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 7/20/2026 11:10:48 AM
Project: 26-80000088
Credit Card Number: 42*****1189
Authorization Number: 03333G
Transaction Number: 200726O71-54C2D2C5-313F-4621-9C05-72150CEA75C9
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	CHABAD OF NORTH ORLANDO PHASE 1 - PRE-APPLICATION	PROJ #: 26-80000088
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/20/26	
RELATED NAMES:	EP CHANIE MAJESKY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-20-29-300-004E-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO ADD A PRESCHOOL PROGRAM TO THE EXISTING CHURCH ON 2 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF MARKHAM WOODS RD AND WINGFIELD DR	
NO OF ACRES	2.00	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF MARKHAM WOODS RD AND WINGFIELD DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
CHANIE MAJESKY CHABAD LUBAVITCH OF NORTH ORL 1701 MARKHAM WOODS RD LONGWOOD FL 32779 (407) 488-6536	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a future land use of Suburban Estates with A-1 (Agriculture) zoning.
- The church would be required to apply for a Special Exception for the proposed daycare.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
----	-------------	------	--------

1.	Building Division Daniel Losada	The proposed use requires a change of occupancy from A-3 to mix occupancy A-3/I-4 and must meet the minimum requirements of the Florida Building Code.	Info Only
2.	Building Division Daniel Losada	The proposed change must comply with the Florida Accessibility Code	Info Only
3.	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms	Info Only
4.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
5.	Building Division Daniel Losada	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes	Info Only
6.	Comprehensive Planning David German	Proposed site has an SE (Suburban Estates) Future Land Use. Allowable uses in the SE Future Land Use are: - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, the proposed use of a church with school appears consistent with the Suburban Estates Future Land Use. The proposed use needs to also be consistent with the underlying zoning.	Info Only
7.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only

8.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
9.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
10.	Natural Resources Christina Seckinger	No Review Required.	Info Only
11.	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 information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ Info Only	Info Only
12.	Planning and Development Annie Sillaway	Special Exception Process: Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only

		Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	
13.	Planning and Development Annie Sillaway	The zoning on the subject property is A-1 (Agriculture) zoning, requires a special exception for pre-school/daycare facilities.	Info Only
14.	Planning and Development Annie Sillaway	The building setbacks for A-1 (Agriculture) are: Front: Fifty (50) feet, Ten (10) feet, Thirty (30) feet.	Info Only
15.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Site Plans are reviewed administratively by staff and are not required to be heard by the board. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
16.	Planning and Development Annie Sillaway	The off-street parking requirement for a Daycare, Preschool, and Kindergarten: 1 space / employee.	Info Only
17.	Planning and Development Annie Sillaway	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).	Info Only

18.	Planning and Development Annie Sillaway	The proposed daycare facility does not fall under the definition of private school under Florida Statute 1002.01 (3). The state defines private schools as kindergarten through twelfth grade.	Info Only
19.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.3 (b) Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children.	Info Only
20.	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
22.	Public Safety - Fire Marshal Matthew Maywald	Change of use/occupancy will require a change of use/occupancy permit through the SC building department to comply with code. Separate permit and review required for any fire alarm/sprinkler work needed due to this scope of work.	Info Only
23.	Public Works - Engineering Andrew Broxton	No traffic or drainage impacts are anticipated from this project provided no alterations to the site are made. Any additional impervious surface will require a drainage analysis at site plan review.	Info Only
24.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0683

Title:

SOUTHEASTERN SURVEYING & MAPPING OFFICE - PRE-APPLICATION

Project Number: 26-80000091

Project Description: Proposed Site Plan for an office building on 2.47 acres in the A-1 zoning district located on the south side of Canyon Pt, west of E Lake Mary Blvd

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

Parcel ID: 03-20-31-503-0000-0010

BCC District: 5-Herr

Applicant: William Rowe (407) 402-8672

Consultant: N/A



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

PROJ. #: 26-80000091

Received: 7/21/26

Paid: 7/21/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: New Southeastern Surveying and Mapping (SSMC) Orlando Area Office

PARCEL ID #(S): 03-20-31-503-0000-0010

TOTAL ACREAGE: 2.47

BCC DISTRICT: ~~04~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: ~~00 - Vacant Residential~~ IND

APPLICANT

NAME: William C. Rowe, PSM

COMPANY: Southeastern Surveying and Mapping Corporation

ADDRESS: 6500 All American Boulevard

CITY: Orlando

STATE: Florida

ZIP: 32810

PHONE: 407-402-8672

EMAIL: [REDACTED]

CONSULTANT

NAME: William C. Rowe, PSM

COMPANY: Southeastern Surveying and Mapping Corporation

ADDRESS: 6500 All American Boulevard

CITY: Orlando

STATE: Florida

ZIP: 32810

PHONE: 407-292-8580 x2216

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: 12,000 SF Metal Office Building with 75+ Parking Spaces and a Retention Area

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:
 on the south side of Canyon PT,
 west of E Lake Mary Blvd

W/S: City of Sanford

BCC: 5: Herr

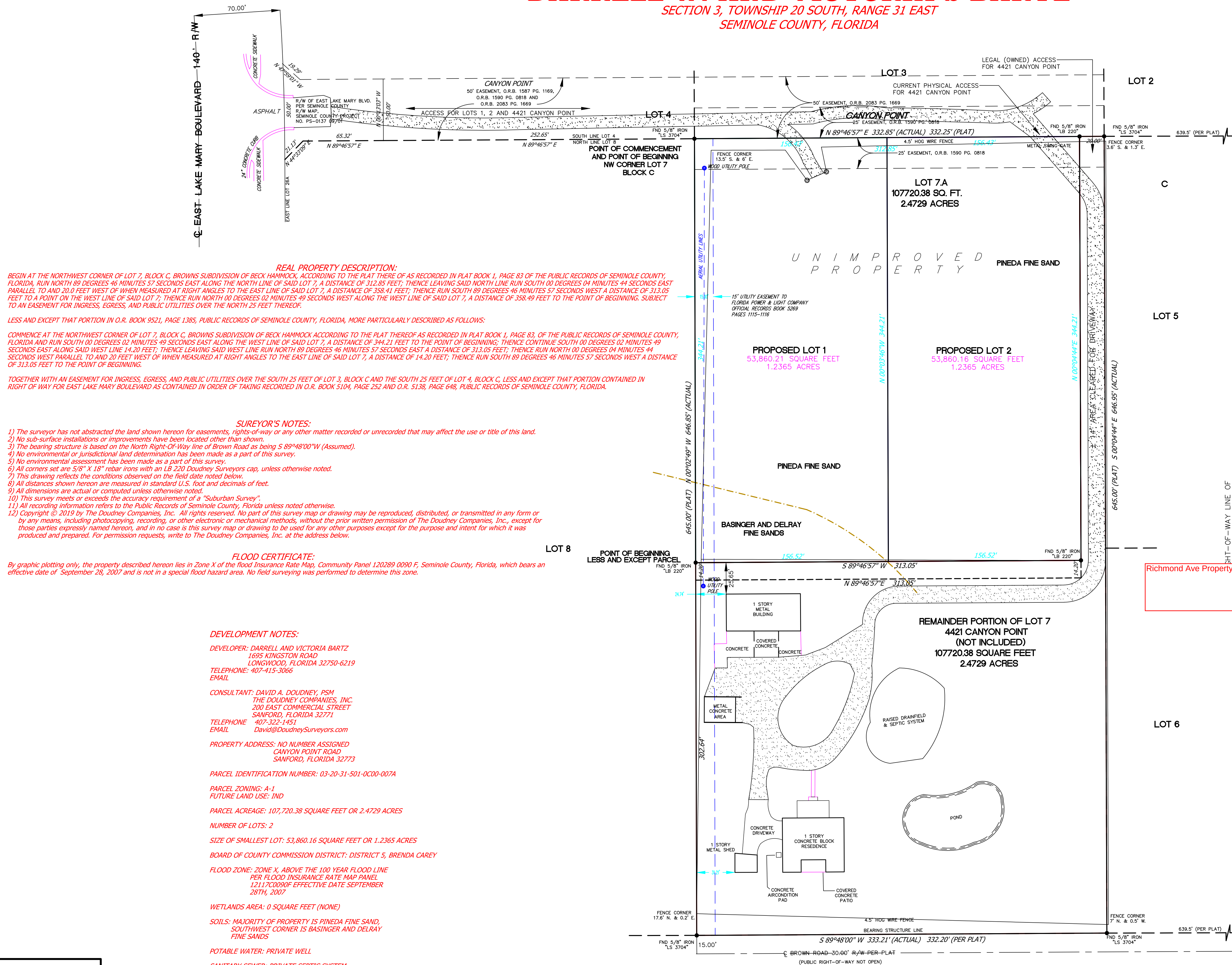
Agenda: 8/14

R/W Easement Per ORB 2083, Pg. 1669, ORB 1590, Pg. 818
and ORB 1587, Pg. 1169)

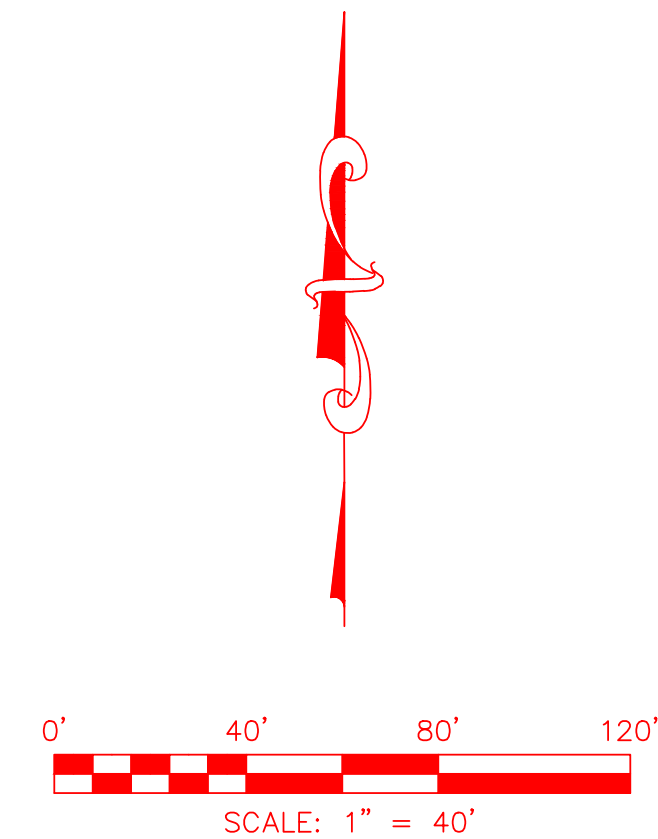
Canyon Pt



**BOUNDARY SURVEY AND DEVELOPMENT PLAN FOR
DARRELL W. AND VICTORIA S BARTZ**
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



ABBREVIATIONS LEGEND:
(ACTUAL).....ACTUAL MEASUREMENT
C.....CENTER LINE
FND.....FOUND
GNSS.....GLOBAL NAVIGATION SATELLITE SYSTEM
GPS.....GLOBAL POSITIONING SYSTEM
I.D.....IDENTIFICATION
IRON.....IRON BAR SET OR FOUND AS NOTED
L.B.220.....CORPORATION LICENSE NUMBER
L.B.220.....CORPORATE REGISTRATION NUMBER OF
THE DOUDNEY COMPANIES, INC.
NO.....NUMBER
O.R.B.....OFFICIAL RECORDS BOOK
(PLAT).....PLATTED MEASUREMENT
P.L.S.....PROFESSIONAL LAND SURVEYOR
PG.....PAGES
REC.....RECOVERED
R.L.S.....REGISTERED LAND SURVEYOR
R/W.....RIGHT-OF-WAY



THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL WAIVED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON.

CERTIFIED TO: DARRELL W. and VICTORIA S. BARTZ,
AND TO SEMINOLE COUNTY, FLORIDA.

FIELD:	ACE/DAB/URL	REVISIONS:	DATE:
TECHNICIAN:	AGF/DAB	REMOVED CONTENT PER COUNTY COMMENTS	8/5/2020
COMP. FILE:	24-11-ORD		
DRAFT FILE:	24-11-B5/DP/DWG		
CHECKED BY:	AGF/DAB		

DOUDNEY COMPANIES, INC.: Florida Certificate of Authorization Number LB220
By: David A. Doudney, President, Florida Registration Number 3939
Field Date: 17 JANUARY 2012 PAGE 1 OF 1 JOB NO. 24-11

**DOUDNEY
Companies,
Inc.**

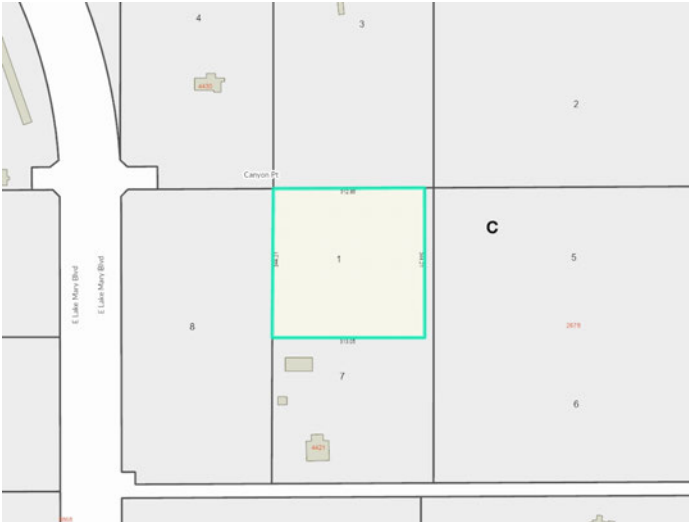
PROFESSIONAL SURVEYORS AND MAPPERS 200 EAST COMMERCIAL STREET SANFORD, FLORIDA 32771 (407) 322-1451

2026 Property Record Card



Parcel: 03-20-31-503-0000-0010
 Property Address:
 Owners: VON HERBULIS PROPERTIES LLC
 2026 Market Value \$163,761 Assessed Value \$163,761 Taxable Value \$163,761
 2025 Tax Bill \$2,240.09
 Vacant Residential property has a lot size of 2.51 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-20-31-503-0000-0010
Property Address	
Mailing Address	717 MONROE RD SANFORD, FL 32771-8816
Subdivision	CANYON POINT CENTER
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$163,761	\$163,761
Land Value Agriculture	\$0	\$0
Just/Market Value	\$163,761	\$163,761
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$163,761	\$163,761

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,240.09
Tax Bill Amount	\$2,240.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 VON HERBULIS PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 CANYON POINT CENTER PB 87 PG 63

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$163,761	\$0	\$163,761
SCHOOLS	\$163,761	\$0	\$163,761
FIRE	\$163,761	\$0	\$163,761
ROAD	\$163,761	\$0	\$163,761
WATER MANAGEMENT DISTRICT	\$163,761	\$0	\$163,761

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/11/2022	\$157,500	10220/1514	Vacant	Yes

Land

Units	Rate	Assessed	Market
2.47 Acres	\$78,000/Acre	\$163,761	\$163,761

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

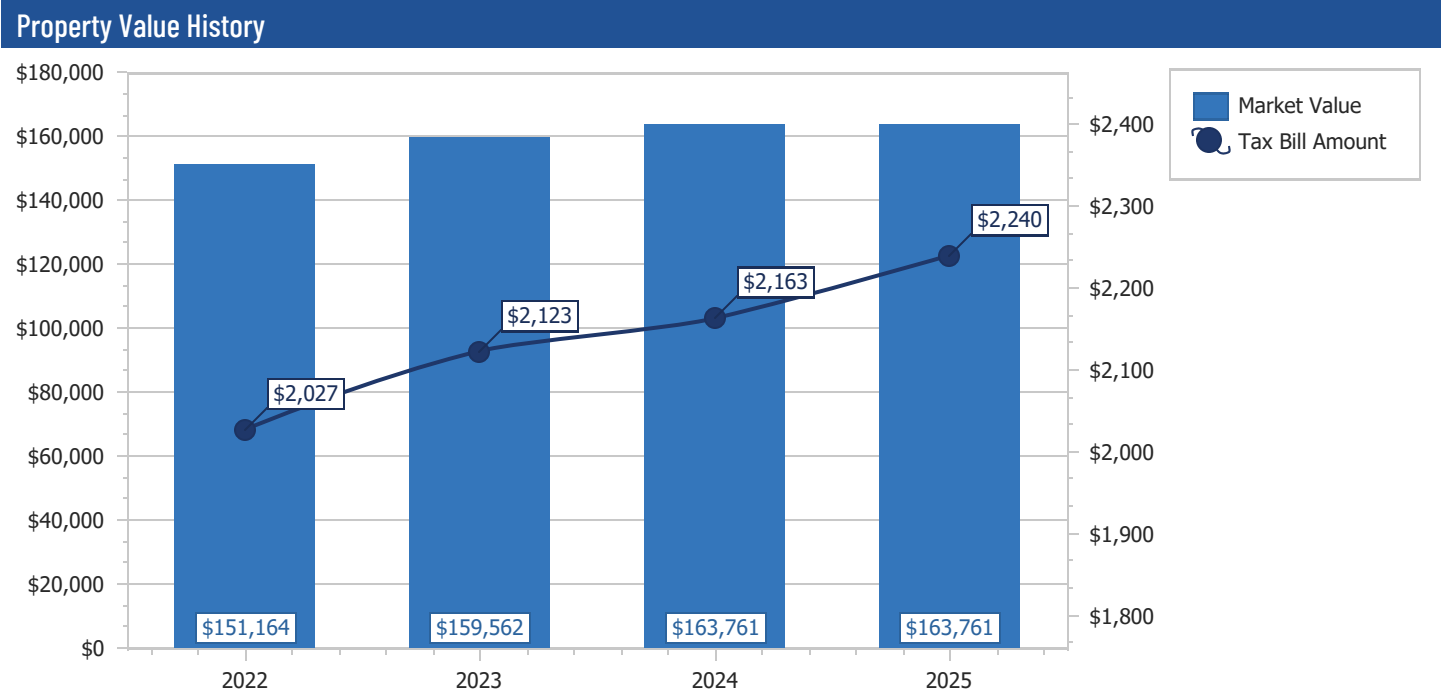
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	IND
Description	Industrial

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



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

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

Receipt Details

Date: 7/21/2026 9:24:27 AM
Project: 26-80000091
Credit Card Number: 55*****3682
Authorization Number: 028078
Transaction Number: 210726C4B-77155A09-37D1-4B43-A223-9A3D1BFBAC26
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	SOUTHEASTERN SURVEYING & MAPPING OFFICE - PRE-APPLICATION	PROJ #: 26-80000091
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/21/26	
RELATED NAMES:	EP WILLIAM ROWE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-20-31-503-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE BUILDING ON 2.47 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF CANYON PT, WEST OF E LAKE MARY BLVD	
NO OF ACRES	2.47	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF CANYON PT, WEST OF E LAKE MARY BLVD	
FUTURE LAND USE-	IND	
APPLICANT:		CONSULTANT:
WILLIAM ROWE SOUTHEASTERN SURVEYING & MAPPING CO 6500 ALL AMERICAN BLVD ORLANDO FL 32810 (407) 402-8672		N/A

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

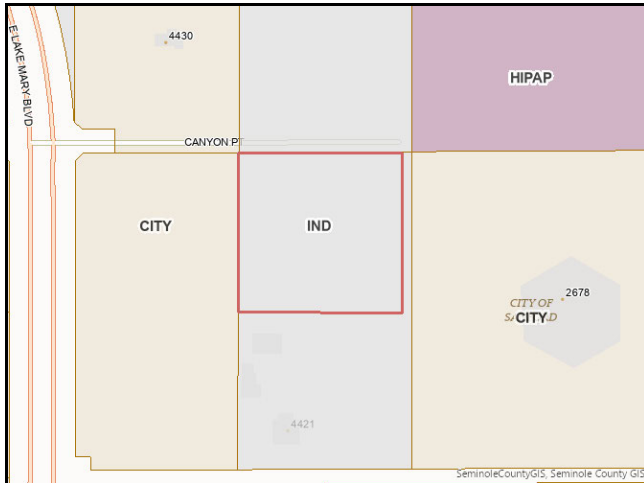
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

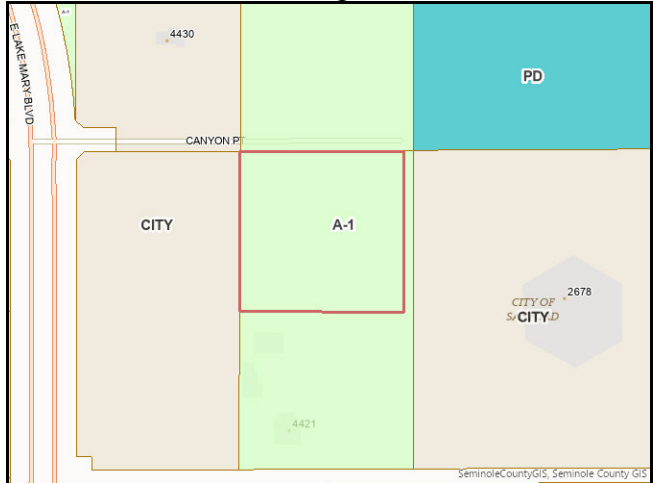
- The subject property has a Future Land Use designation of Industrial and is zoned A-1 (Agriculture).
- The proposed use of the property as an office is not permitted in the A-1 (agriculture) zoning district. A rezone will be required.
- This property is in close proximity/contiguous to the City of Sanford. It is strongly recommended to reach out to the City for coordination of utilities and potential for annexation, if applicable.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: IND



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 Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLI_RPLSURE	Info Only
3.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPR_ALLAAR	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	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). For more information on calculating LUI, please see updated SCLDC Sec. 30.14.4 The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, please see updated SCLDC Sec. 30.14. 5	Info Only

6.	Buffers and CPTED	Please note, all referenced code sections are subject to updates are of Ordinance 2026-12. Please advise, there are some updates to the buffer calculations and composition that are to be effective as of August 1st. The methods for calculating buffers remain virtually the same, with some exceptions as per the updated code. Updated sections can be found at the following link: https://seminolecountyfl.legistar.com/View.ashx?M=F&ID=15674243&GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD	Info Only
7.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
8.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	- Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code	Info Only
10.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
11.	Comprehensive Planning	Site has a Future Land Use (FLU) of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. Site is located adjacent to an existing residential home. Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise. Future Land Use Policy 5.3.4 lists the following as uses: Uses - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Wholesale greenhouses; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Medical clinics; - Publishing plants; - Public buildings; - Stockyards; The proposed use appears consistent with the IND Future Land Use and needs to also be consistent with the underlying zoning. The maximum Floor Area Ratio permitted in IND is 0.65.	Info Only

12.	Comprehensive Planning	Site is located in the Sanford JPA Area (Joint Planning Agreement) in Sub-area 4. Based on this, airport compatible uses such as Industrial parks, corporate business parks, office complexes, attendant retail, service and hotel uses, and agricultural uses may be compatible with this area if they are airport supportive. Based on the Sanford JPA, the proposed use appears consistent with the JPA Sub-area 4. A notice to the City of Sanford will be sent for intergovernmental coordination.	Info Only
13.	Comprehensive Planning	Site is located in the East Lake Mary Blvd Small Study Area. Per the Action Plan, areas have been divided for planned growth initiatives. Proposed site is located in the "E Lake Mary Blvd Business Center" section of the study area whereas, "This district provides an extension and transition of larger-scale commercial development and a complement to the East Airport Commerce Park." Seminole County FLU designations: - Higher Intensity Planned Development Airport (HIPAP); Industrial (IND); Preservation Managed Lands (PML) City of Sanford FLU designations: - Airport Industry and Commerce (AIC); Resource Protection (RP) Preferred Land Uses - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Commercial uses that support the Airport, Boombah Sports Complex, and existing area residential uses with the exception of automobile sales and repair - Public services - Open space/park/preserve Based on the East Lake Mary Blvd Study area plan, the proposed use appears consistent.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
15.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

17.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	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
23.	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
24.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only

25.	Natural Resources	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
26.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
27.	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
28.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	Info Only
29.	Natural Resources	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required. Please submit the threatened and endangered report prior to or at site plan approval.	Info Only
30.	Natural Resources	Please note that there appears to be wetlands or surface water on the site. A wetlands evaluation, by an experience environmental scientist, will be required at site plan approval. Please note that there are a 15' minimum and a 25' average wetlands buffer required.	Info Only
31.	Natural Resources	Please show a single row of silt fence, double row for areas abutting wetlands or surface waters, placed at the limits of disturbance on the site plan, or a separate erosion control plan, for erosion control. Silt fence must be trenched into the ground.	Info Only

32.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
33.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee. Forms and information including the Airport Layout Plan, County, City, and Airport Area Interlocal Agreements, FAA forms, and Aviation Easement forms can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/AirportAreaDevelopmentProjects.pdf Airports (Part 61 Chapter 30)	Info Only
34.	Planning and Development	At the time of Site Plan review, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. The following is the link to the form: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273	Info Only
35.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
36.	Planning and Development	This property is in close proximity/contiguous to the City of Sanford. It is strongly recommended to reach out to the City for coordination of utilities and potential for annexation, if applicable.	Info Only
37.	Planning and Development	The current zoning of the property is A-1 (Agriculture). The use of the property as an office is not permitted in this zoning district. A rezone will be required. Compatible districts with the Industrial Future Land Use that permit offices include: C-3, M-1, M-1A, and M-2.	Info Only

38.	Planning and Development	Per SCLDC Sec. 30.3.1.6 Conventional Rezoning.: (a) The Planning and Zoning Commission shall hold a public hearing to consider a request for conventional rezoning pursuant to the criteria below, and submit its recommendation of approval or denial, in writing, to the Board of County Commissioners for official action. After review of the application request and public hearing, the Board of County Commissioners may approve the request for rezoning provided that the Board determines the request: (1) Complies and is consistent with the County's comprehensive plan; (2) Meets this Code and other applicable County regulations; (3) Is compatible with existing and planned uses in the surrounding area; (4) Will provide access sufficient to support the proposed development intensity and the provision of public services; (5) The expected impacts on transportation facilities will be addressed by existing County regulations; (6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and (7) Has access to and will be served by an adequate level of public services such as sewer, water, police, fire, schools and related services: and. (8) Provides a benefit to the community by meeting Goals and Policies in the Comprehensive Plan. (b) Application for conventional rezoning request. An applicant for a rezoning shall file, with the Planning & Development Division, a <u>written application addressing the above criteria</u>, accompanied by payment of the appropriate fees, and a survey of the property completed within two years of the date of submission of the application.	Info Only
39.	Planning and Development	Please advise, these comments refer to the Seminole County Land Development Code (SCLDC) update as approved via Ordinance 2026-12, effective as of August 1st, 2026. The ordinance can be found at the following link: https://seminolecountyfl.legistar.com/View.ashx?M=F&ID=15674243&GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD	Info Only
40.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only

41.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.3.5 – 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 before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
42.	Planning and Development	Required open space for commercial and industrial zoning districts is twenty-five (25) percent. Per SCLDC Sec. 30.14.2.2 Open Space, Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required Open Space. Stormwater ponds must meet criteria established in SCLDC Sec. 30.14.2.3 (d) to count towards open space. Standards for open space are also located under SCLDC Sec. 30.14.2.4 in addition to the aforementioned sections.	Info Only
43.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for General Business / Retail / Office are as follows: 4 spaces/1,000 sq. ft. for the first 10,000 sq. ft. of building area. 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. 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.	Info Only

44.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
45.	Planning and Development	Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15 Screening. Dumpster enclosures will require a separate permit.	Info Only
46.	Planning and Development	Per Seminole County Land Development Code (SCLDC) Sec. 30.15 – Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Outdoor Lighting will require a separate permit.	Info Only
47.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
48.	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
49.	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
50.	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	Info Only

		Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
51.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site may be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
54.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
55.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
56.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
57.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
58.	Public Works - Engineering	This parcel not accessible by a roadway that meets County standards. To access this parcel from a private easement, a private roadway would have to be constructed that conforms to County standards.	Info Only
59.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway.	Info Only
60.	Public Works - Engineering	ADA parking and access will have to be shown at site plan review.	Info Only
61.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0684

Title:

JAMES DR TOWNHOMES - PRE-APPLICATION

Project Number: 26-80000089

Project Description: Proposed Rezone from R-1 to PD for a townhome development on 1.02 acres located on the west side of James Dr, south of SR 426

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

Parcel ID: 29-21-31-501-0000-0140

BCC District: 1-Dallari

Applicant: Arturs Bergs (206) 483-6049

Consultant: N/A



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

PROJ. #: 26-80000089
PM: Chad
REC'D: 7/20/26
Paid: 7/22/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: ~~R-1 to PD Rezoning for an 8 Unit Townhome~~ James Dr Townhomes

PARCEL ID #(S): 29-21-31-501-0000-0140

TOTAL ACREAGE: 1.02

BCC DISTRICT: District 1

ZONING: R-1

FUTURE LAND USE: MDR

APPLICANT

NAME: Arturs Bergs

COMPANY: Hugo Berg Development

ADDRESS: 2232 Westbourne dr

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 206 483 6049

EMAIL: [REDACTED]

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed rezoning from R-1 to PD to develop eight fee-simple townhomes in two four-unit buildings (~7.8 du/ac) on a 1.02 acre.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1

FLU: MDR

LOCATION:
on the west side of James Dr,
south of SR 426

W/S: Seminole County

BCC: 1: Dallari

PRE-APPLICATION PROJECT NARRATIVE

Proposed Rezoning from R-1 to PD (Planned Development)

8-Unit Build-to-Rent Townhome Community — W. State Road 426 & James Drive, Oviedo, FL 32765

Prepared for: Seminole County Planning & Development Division — Pre-Application Meeting

Applicant: Arturs Bergs, Hugo Berg Development — contract purchaser and applicant

Subject Property: 1.02± acre vacant parcel, W. State Road 426, Oviedo, FL 32765 · Parcel ID 29-21-31-501-0000-0140

Requested Action: **Rezone** from R-1 (Single-Family Dwelling District) to PD (Planned Development); no Future Land Use amendment anticipated.

Date: July 2026

A. Project Overview & Request

The Applicant, Arturs Bergs of Hugo Berg Development, is the contract purchaser of a 1.02± acre vacant corner parcel fronting W. State Road 426 and James Drive in unincorporated Seminole County (Parcel ID 29-21-31-501-0000-0140). The Applicant requests a pre-application meeting with the Planning & Development Division and the Development Review Committee (DRC) to discuss a **rezoning from R-1 (Single-Family Dwelling District) to PD (Planned Development)**, accompanied by a concept/master development plan for **eight (8) build-to-rent townhome units** arranged in two four-unit buildings.

The existing Future Land Use designation is Medium Density Residential (MDR), which permits up to 10 dwelling units per acre. The proposed density of approximately 7.8 du/ac is below that maximum. Because the R-1 zoning district does not permit attached single-family (townhome) dwellings, rezoning is required to implement a housing type the MDR future land use already contemplates. The Applicant believes a PD rezoning — without a future land use amendment — is the appropriate mechanism and seeks the County's confirmation at pre-application.

The Applicant intends to develop and retain the homes as a professionally managed build-to-rent townhome community held under single ownership. All buildings, driveways, landscaping, and stormwater facilities will be owned and maintained by the property owner; no homeowners' association or fee-simple townhome plat is proposed at this time. Should market conditions warrant, the same physical plan could later be converted to for-sale townhomes through a subdivision plat; however, this narrative is written to the built-to-rent model.

B. Property Description & Existing Conditions

- **Location:** Corner of W. State Road 426 (west frontage) and James Drive (north frontage), Oviedo, FL 32765, within the Jamestown community of unincorporated Seminole County.
- **Legal description:** Lots 14 & 15 (less a portion), JAMESTOWN subdivision, Plat Book 9, Pages 71–72.

- **Owners of record:** Downes, George R III & Marsha P; Parker, Richard H Jr. The Applicant is the contract purchaser.
- **Size:** 1.02± acres.
- **Current zoning:** R-1 (Single-Family Dwelling District). **Future Land Use:** MDR (Medium Density Residential, up to 10 du/ac).
- **Property use code:** Vacant Residential. No homestead exemption; no agricultural classification. County Tax District.
- **Surrounding context:** The Jamestown community is an older plated neighborhood of single-family homes on small lots situated along SR 426 between the Winter Park/Goldenrod area and Oviedo. Rockhill Missionary Baptist Church is adjacent to the southeast. SR 426 (Aloma Avenue / Oviedo Road) is a principal state arterial; the property listing/FDOT context cites approximately 33,500 vehicles per day at this segment.
- **Utilities & services:** Seminole County water and sewer are available; Duke Energy provides electric; AT&T provides telephone. Schools: Evans Elementary, Tusawilla Middle, Lake Howell High. Fire Service District 29. Located in County Commission District 1 (Commissioner Bob Dallari).

The site is previously plated, vacant, and cleared of any structures. There are no known wetlands on the parcel; environmental due diligence (including a wetlands/protected-species review and a certified tree survey) is underway and will be provided with formal application.

C. Development Concept

Buildings & unit mix. The concept places two (2) four-unit townhome buildings (quad-plex configuration), totaling eight (8) dwelling units. The architectural basis is Architectural Designs plan 623412DJ. Each building measures 92'-0" wide × 40'-0" deep, is two stories, with a maximum ridge height of approximately 28 feet, and features board-and-batten farmhouse/cottage elevations with covered front porches. Each unit provides 1,464 SF of heated area (622 SF first floor, 842 SF second floor), 3 bedrooms, 2.5 baths, and an attached one-car garage (264 SF). The first floor is an open great room/kitchen/dining plan; all bedrooms and the laundry are on the second floor.

Site layout & access. Both buildings front James Drive. Each unit is served by its own driveway (approximately 10 feet wide × 48 feet long) connecting directly to James Drive. **No driveway takes direct access to SR 426**, preserving access management on the state arterial. The generous ~48-foot driveway provides two-plus tandem parking spaces per unit in addition to the garage, for 3+ spaces per unit. The concept maintains approximately 25-foot side setbacks from the east and west property lines to the buildings, with approximately 25 feet of separation between the two buildings.

Stormwater & open space. On-site stormwater is managed by a circular dry retention pond (approximately 60 feet in diameter) in the southern portion of the parcel. Common areas, the stormwater facilities, and landscape buffers will be owned and maintained by the property owner.

Ownership structure. The eight units are proposed as rental townhomes held under single ownership as one build-to-rent community, with the owner responsible for management and maintenance of all buildings, grounds, and common elements. No condominium, HOA, or fee-simple townhome plat is proposed; any required lot combination/replat of the underlying platted lots will be addressed with staff.

D. Consistency with the Comprehensive Plan

Density. The MDR future land use permits up to 10 dwelling units per acre. The proposal computes as follows:

$$8 \text{ dwelling units} \div 1.02 \text{ acres} = 7.84 \text{ du/ac (gross)} — \text{below the MDR maximum of 10 du/ac.}$$

Housing type. MDR is intended to accommodate a range of housing, including attached/townhome product, at moderate densities transitioning between arterials and lower-density interior neighborhoods. Townhomes are a classic MDR housing form, whether held for rent or for sale.

Infill & efficient use of infrastructure. The project is efficient infill: a vacant, previously platted corner parcel already served by County water and sewer, fronting an arterial and a local street, in an established neighborhood. This directly furthers the County’s stated goals of encouraging infill development and making efficient use of existing urban services.

Attainable / missing-middle housing. The County’s February 2020 Strategic Plan for Attainable Housing and its subsequent Land Development Code modernization emphasize removing regulatory barriers and promoting “missing middle” housing types — including townhomes — to expand attainable and workforce housing choices. Modestly sized rental townhomes (1,464 SF, 3-bed/2.5-bath, attached garage) fill precisely the gap between apartment living and larger detached single-family homes that these policies target, offering families a house-scale rental option with private entries, garages, and covered porches. The applicable Future Land Use Element and Housing Element goals, objectives, and policies will be cited by number in the formal application; the specific MDR definition and Housing Element policy citations are to be confirmed with Comprehensive Planning staff at pre-application.

E. Proposed PD Development Standards

The following standards are proposed as a starting framework for the PD development order; **all standards are preliminary and to be refined with staff** through the DRC and master development plan process.

Standard	Proposed
Permitted use	Single-family attached (townhome) dwellings and customary accessory uses; common areas and stormwater facilities under single ownership

Maximum number of units	8
Maximum density	~7.8 du/ac (below the MDR 10 du/ac maximum)
Building type	Two 4-unit townhome buildings (quad-plex configuration)
Maximum building height	2 stories / 35 ft (design ~28 ft ridge)
Front setback (James Drive)	To be established on the Master Development Plan; front-facing garage doors set back a minimum of 20 ft per PD residential design standards
Side setbacks (east/west lines)	~25 ft to buildings (proposed)
Building separation	~25 ft between the two buildings (proposed)
Rear / SR 426 frontage	Landscaped buffer/setback; project-boundary minimum front/rear setback of 25 ft per PD residential design standards
Minimum unit size	1,464 SF heated
Parking	3+ spaces per unit (1-car garage + 2 tandem driveway spaces)
Open space	Target 25% minimum per PD residential open-space requirement (commonly accessible open space ≥ 8% of net buildable acreage), including qualifying stormwater pond frontage
Buffers / landscaping	Per LDC Part 14 buffer standards (Sec. 30.14.3–30.14.7), calculated by Land Use Intensity; enhanced landscape buffer along SR 426 and adjacent to Rockhill Missionary Baptist Church; street trees along James Drive
Ownership / maintenance	Single-ownership build-to-rent community; the property owner maintains all buildings, driveways, common areas, buffers, and stormwater facilities (no HOA)

F. Compatibility & Neighborhood Impact

The proposal is designed to be compatible with, and transitional within, the Jamestown neighborhood:

- **Scale.** The two-story townhome buildings (~28-foot ridge, board-and-batten cottage/farmhouse elevations, covered front porches) are residential in massing and comparable in height and character to surrounding single-family homes.
- **Orientation.** Homes and porches face James Drive, reinforcing the interior residential street; the mass and a landscaped buffer are oriented to screen the SR 426 arterial edge.
- **Transitional use.** Attached townhomes at ~7.8 du/ac are an appropriate transitional land use between a high-volume state arterial and the interior single-family fabric — a role MDR is specifically intended to play.

- **Buffering.** Enhanced landscaping along SR 426 and along the shared edge with Rockhill Missionary Baptist Church will soften the interface with adjacent uses.

G. Access, Traffic & Parking

Access. All eight units are served by individual driveways onto James Drive. There are **no new curb cuts on SR 426**, which is consistent with sound access management on a state principal arterial and is expected to be viewed favorably by the County Traffic Engineer and FDOT.

Trip generation. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, Land Use Code 215 (Single-Family Attached Housing), average per-dwelling-unit vehicle rates yield the following de minimis estimate for 8 units:

Time period	ITE 215 rate (per DU)	Directional split	Total trips (8 DU)
Weekday daily	~7.62	50% in / 50% out	~61 daily
AM peak hour (adjacent street)	~0.48	25% in / 75% out	~4 (1 in / 3 out)
PM peak hour (adjacent street)	0.57	63% in / 37% out	~5 (3 in / 2 out)

For small sites, ITE's average per-unit rates are used rather than the published fitted-curve equations for LUC 215, which are calibrated to much larger developments and understate (or produce negative) trips at small unit counts.

Traffic-study threshold. Seminole County Public Works requires a Traffic Impact Study only where net new external trip generation exceeds 50 weekday peak-hour trips (ITE 11th Ed.). At roughly 5 PM-peak-hour trips, this project is an order of magnitude below that threshold, and no traffic study is anticipated to be required.

Parking. Each unit provides an attached one-car garage plus a ~48-foot-deep driveway accommodating two tandem vehicles, for 3+ spaces per unit — well in excess of typical minimums and reducing any on-street parking demand.

H. Utilities, Stormwater & Environmental

- **Utilities.** The site will connect to Seminole County Utilities water and sanitary sewer, both available at the property. Duke Energy (electric) and AT&T (telephone) serve the area; utilities will be installed underground.
- **Stormwater.** A dry retention pond (~60-foot diameter) in the southern portion of the site will manage stormwater. The system will be designed to County and St. Johns River Water Management District (SJRWMD) criteria — at minimum providing water-quality treatment and limiting post-development discharge to the pre-development rate for the 25-year, 24-hour storm event. An Environmental Resource Permit from SJRWMD (or FDEP) is generally required where a project creates more than roughly 9,000 SF of new

impervious/building area, and an NPDES construction permit is required for land disturbance exceeding one acre; both are anticipated and a detailed drainage analysis will be provided at final engineering.

- **Environmental.** The site is previously platted, cleared vacant land with no known wetlands. A certified tree survey (identifying protected, specimen, and historic trees) and arbor-permit compliance under LDC Chapter 60 will be provided, along with any required protected-species review. Conservation easements are not anticipated absent a wetland or floodplain finding.

I. Public Facilities & Services

- **Schools.** The site is served by Evans Elementary, Tusawilla Middle, and Lake Howell High. A School Concurrency Application will be submitted to Seminole County Public Schools concurrently with the rezoning/concurrency submittal, and an approved school-capacity (SCALD) determination will be obtained prior to final development approval. Eight units is a modest incremental student generation.
- **Fire / EMS.** The parcel is within Fire Service District 29. Front-loaded townhomes on a public street (James Drive) provide direct fire-apparatus access; the Applicant will address fire-access road width (minimum 20 feet unobstructed), hydrant/fire-flow, and turning-radius requirements per NFPA 1 during design. Building type and size may trigger sprinkler/alarm requirements, to be confirmed with the Fire Marshal.
- **Parks & impact fees.** Applicable transportation, school, park/recreation, and other impact fees will be paid at the appropriate stage.

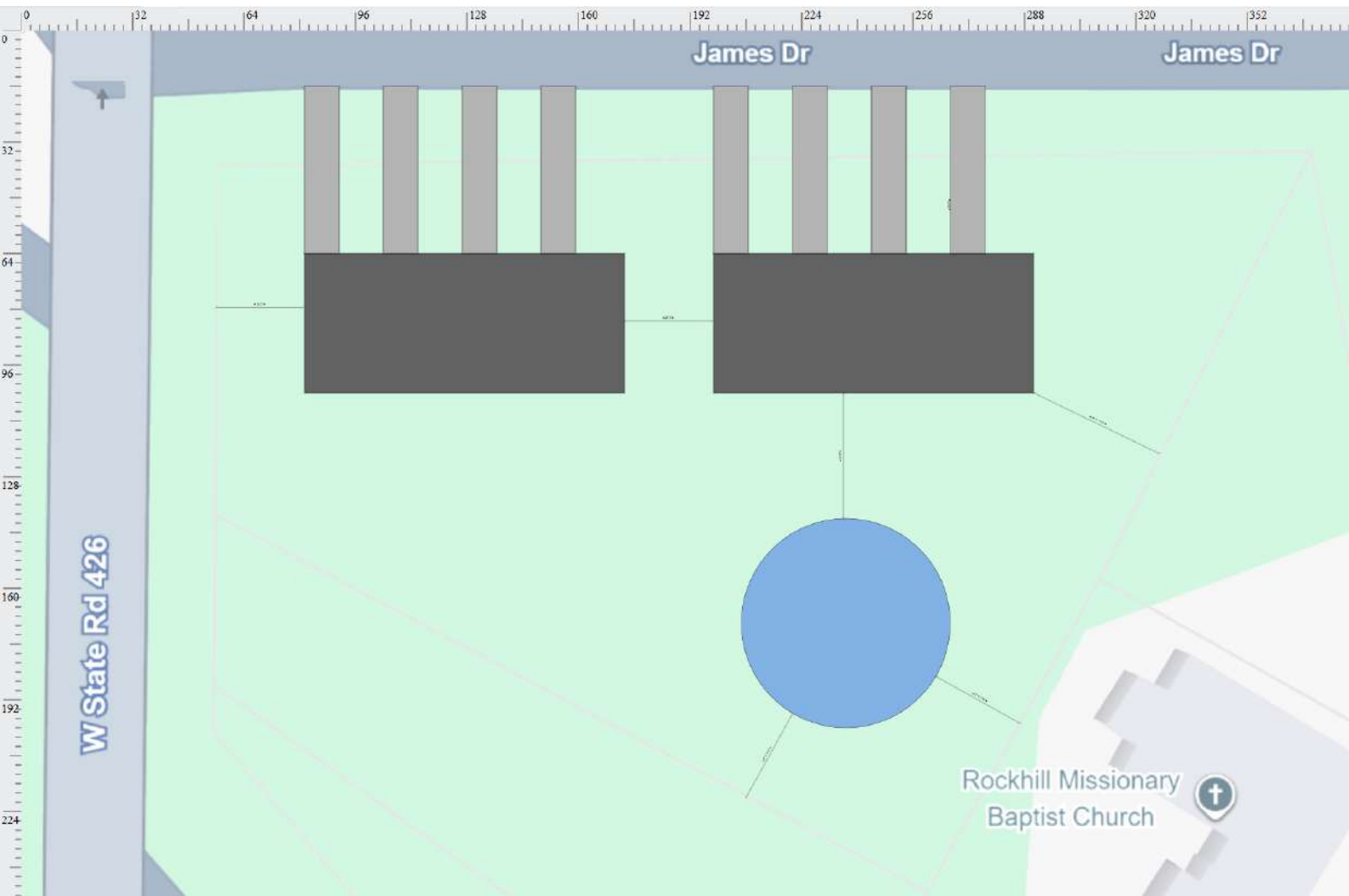
J. Conclusion & Requested Outcome from Pre-Application Meeting

The Applicant respectfully requests the County's guidance confirming that (i) a rezone from R-1 to PD is the appropriate path to deliver eight rental townhomes consistent with the MDR future land use; (ii) no future land use amendment is required; (iii) the concept plan and preliminary PD standards are an acceptable starting point for a master development plan; and (iv) the technical items above can be resolved through the standard DRC/master development plan process. The Applicant is committed to a high-quality, compatible, attainable-housing infill project that eliminates new access points on SR 426, makes efficient use of existing County utilities, and advances Seminole County's stated housing and infill objectives. Following pre-application, the Applicant intends to proceed with a formal PD rezoning application, the required community meeting, and the master development plan and development order.

Respectfully submitted,

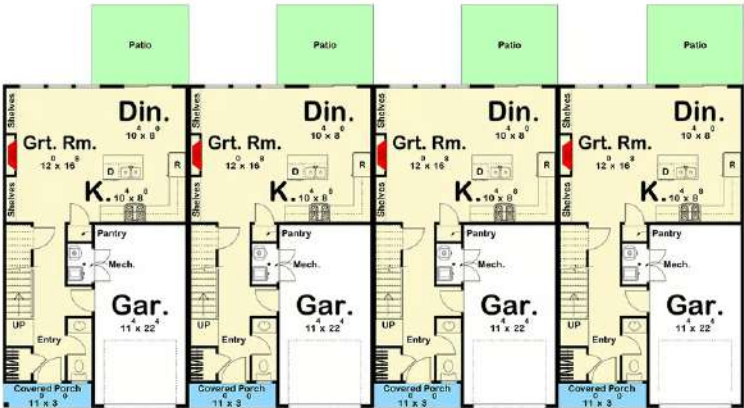
Arturs Bergs

Hugo Berg Development

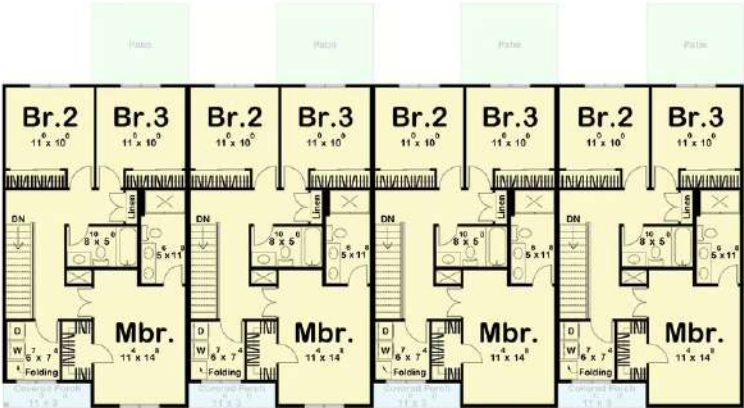


Floor Plan

Main Level



2nd Floor



Plan Details

- This 4-unit house plan exterior gives you features of board and batten siding and a covered porch.
- Each unit gives you 1,464 square feet of heated living space (622 square feet on the main floor; 842 square feet on the second floor), 3 beds, 2.5 baths, and a 264 square foot 1-car garage.
- The great room, kitchen, and dining room flow seamlessly in an open layout. The great room is warmed by a fireplace that is flanked by built-in bookshelves. The L-shaped kitchen includes an island and a reach-in pantry. A sliding glass door leads to the rear patio from the dining room.

Print Plans

Reverse Floor Plan

Modify this Plan

Receive a free modification quote within 3 business days.

Modify This Plan

Start with a Cost Report

Calculate the cost to build & furnish your home.

Order a Cost to Build Report

Order a Cost to Furnish Report

Square Footage Breakdown

Total Heated Area	5,876 sq. ft.
1st Floor	2,488 sq. ft.
2nd Floor	3,368 sq. ft.
Porch, Front	132 sq. ft.

Beds/Baths

Bedrooms	10
Full bathrooms	8
Half bathrooms	4

Foundation Type

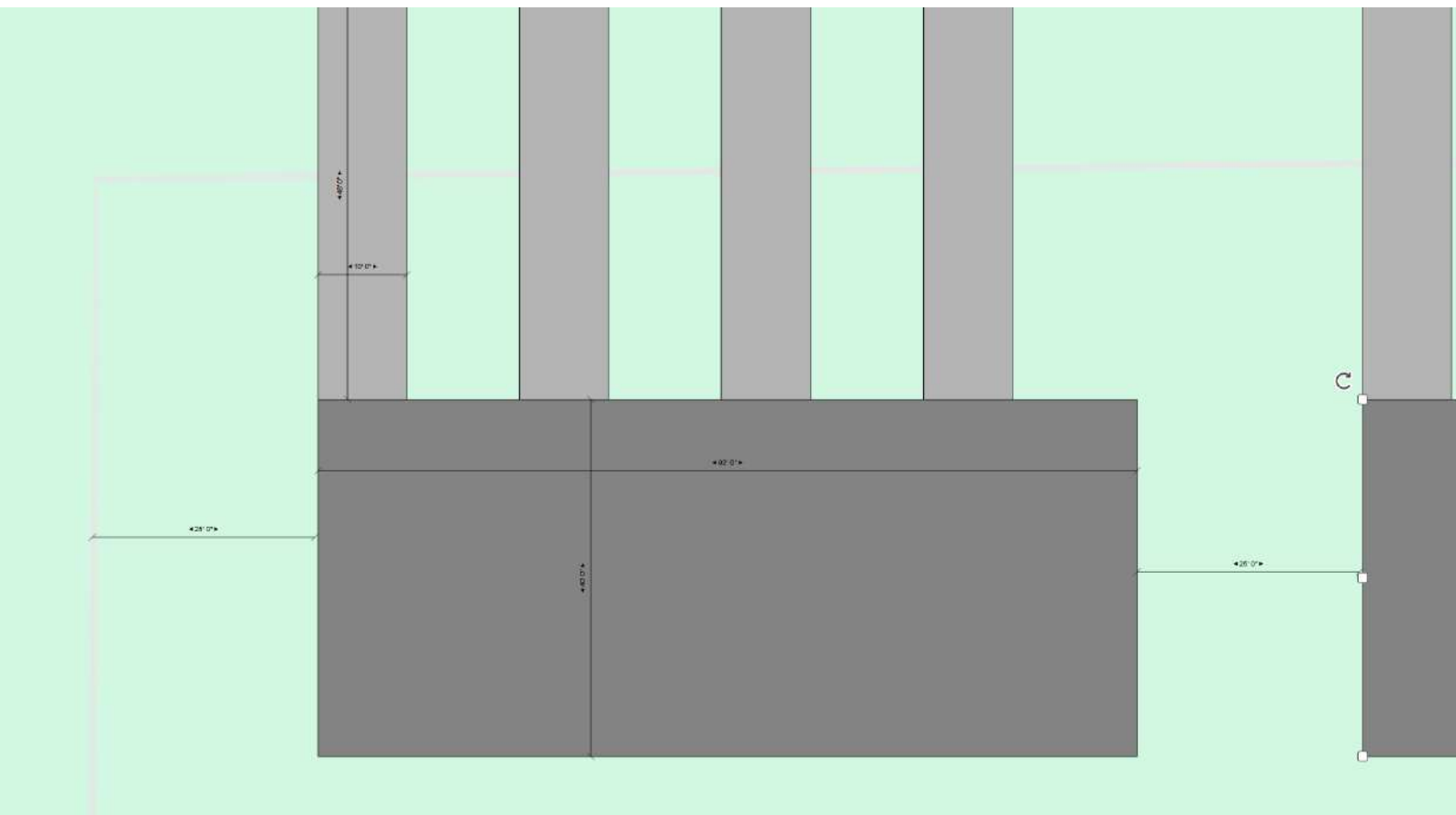
Standard Foundations	Slab
Optional Foundations:	Walkout, Crawl, Basement

Request a different foundation

Exterior Walls

Exterior Walls	2x4
Optional Type(s)	2x6

Request a different wall type



2026 Property Record Card



Parcel: 29-21-31-501-0000-0140

Property Address:

Owners:

DOWNES, GEORGE R III; DOWNES, MARSHA P; PARKER, RICHARD H JR

2026 Market Value \$140,000 Assessed Value \$120,789 Taxable Value \$120,789

2025 Tax Bill \$1,660.54 Tax Savings with Non-Hx Cap \$254.52

Vacant Residential property has a lot size of 1.02 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	29-21-31-501-0000-0140
Property Address	
Mailing Address	933 WAKULLA SPRINGS RD CRAWFORDVILLE, FL 32327-5832
Subdivision	JAMESTOWN
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$140,000	\$140,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$140,000	\$140,000
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$19,211	\$30,192
P&G Adjustment	\$0	\$0
Assessed Value	\$120,789	\$109,808

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,915.06
Tax Bill Amount	\$1,660.54
Tax Savings with Exemptions	\$254.52

Owner(s)

Name - Ownership Type

DOWNES, GEORGE R III - Tenancy by Entirety :25
DOWNES, MARSHA P - Tenancy by Entirety :25
PARKER, RICHARD H JR - Tenants in Common :50

Legal Description

LOTS 14 & 15 (LESS BEG E CO LOT 14 RUN SWLY TO N COR LOT A SELY ON NELY LI LOT A TO CHURCH ST NELY ON ST TO BEG) JAMESTOWN PB 9 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,789	\$0	\$120,789
SCHOOLS	\$140,000	\$0	\$140,000
FIRE	\$120,789	\$0	\$120,789
ROAD	\$120,789	\$0	\$120,789
WATER MANAGEMENT DISTRICT	\$120,789	\$0	\$120,789

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1984	\$15,000	01534/1745	Vacant	Yes
QUIT CLAIM DEED	3/1/1979	\$100	01216/0248	Improved	No

Land

Units	Rate	Assessed	Market
1 Acres	\$140,000/Acre	\$140,000	\$140,000

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

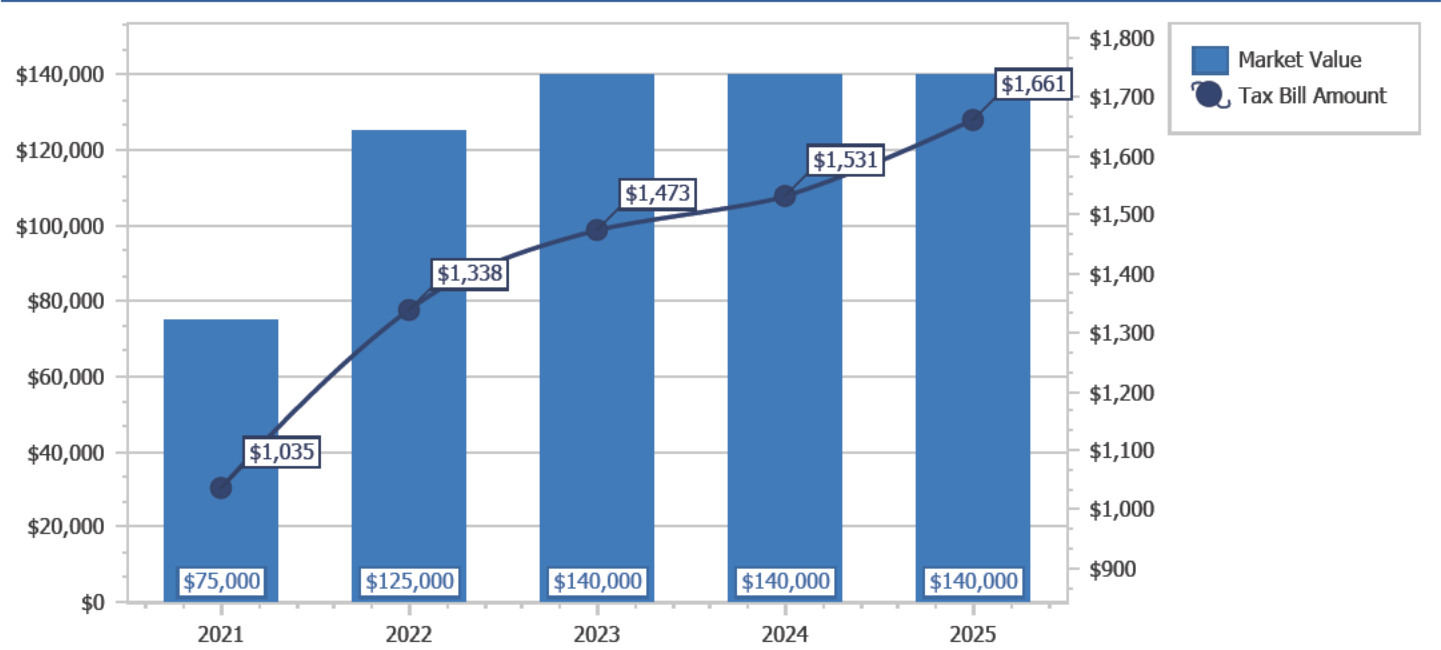
School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

Utilities	
Fire Station #	29
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 7/22/2026 6:26:04 PM
Project: 26-80000089
Credit Card Number: 54*****6725
Authorization Number: 02051Q
Transaction Number: 220726041-CBDE20C3-F357-49F1-8953-48D7D7A0CEF9
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	JAMES DR TOWNHOMES - PRE-APPLICATION	PROJ #: 26-80000089
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/20/26	
RELATED NAMES:	EP ARTURS BERGS	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	29-21-31-501-0000-0140	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO PD FOR TOWNHOME DEVELOPMENT ON 1.02 ACRES LOCATED ON THE WEST SIDE OF JAMES DR, SOUTH OF SR 426	
NO OF ACRES	1.02	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-1	
LOCATION	ON THE WEST SIDE OF JAMES DR, SOUTH OF SR 426	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
ARTURS BERGS HUGO BERG DEVELOPMENT 2232 WESTBOURNE DR OVIDO FL 32765 (206) 483-6049		N/A

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

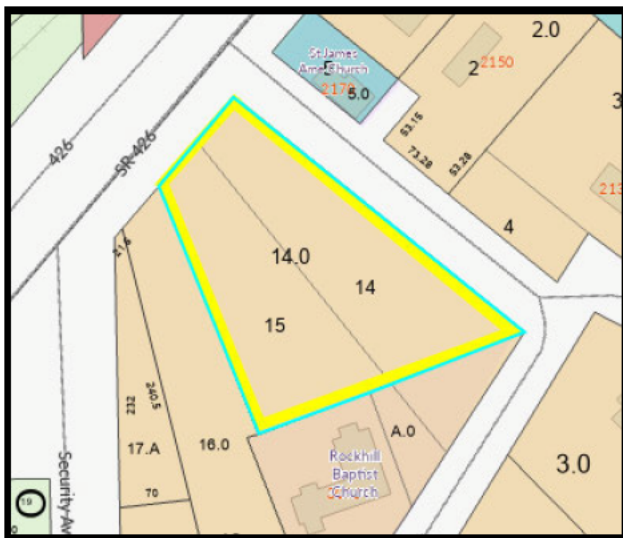
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

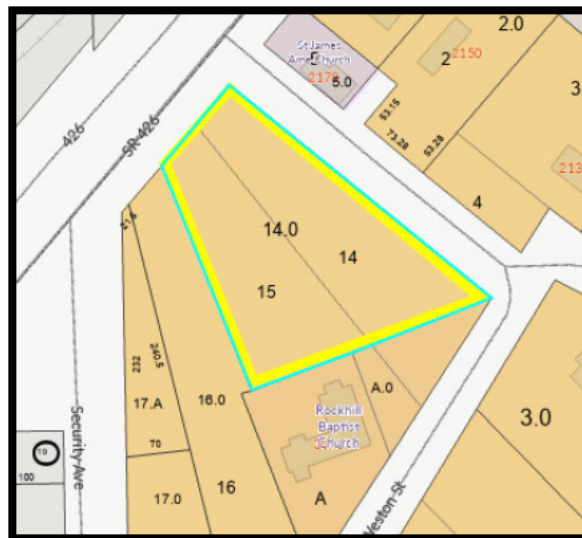
- The existing zoning is R-1 (Single-Family Dwelling) and the existing future land use designation is MDR (Medium-Density Residential).
- The applicant is proposing to rezone from R-1 to PD (Planned Development) in order to construct eight (8) build-to-rent townhome units on this property consisting of two (2) townhome buildings with four (4) units per building. Staff would not support this request based on the net buildable acreage for this site and the requirements of the PD zoning which could not reasonably be met based on a site that is only one acre in gross size.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review or at rezoning if planning to rezone to a Planned Development (PD).	Info Only
2.	Buffers and CPTED Chad Harvey	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
3.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
5.	Buffers and CPTED Chad Harvey	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
6.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only

7.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
8.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
9.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
10.	Buffers and CPTED Chad Harvey	Due to overhead utility lines along SR 426 (Aloma Avenue), only understory trees and shrubs may be planted along this portion of the property adjacent to this right of way.	Info Only
11.	Building Division Daniel Losada	Standard building permit will apply – Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fences/gate systems, signage, access control systems, pools, etc.	Info Only
12.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
13.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
14.	Comprehensive Planning David German	Proposed site has a Future Land Use of MDR (Medium Density Residential). Per Comprehensive Plan 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... A proposed density of 8 units on approximately 1.02 acres appears consistent with the MDR Future Land use Density of 10 DU/acre.	Info Only
15.	Comprehensive Planning David German	Per Comprehensive Plan Policy FLU 5.2.2 Medium Density Residential: Uses -Single family detached residences, patio homes, duplexes, multifamily 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 maximum density of 10 dwelling units per net buildable acre A proposed use of townhomes appears consistent with the MDR Future Land Use and needs to also be consistent with the underlying zoning.	Info Only
16.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development	Info Only

		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.	
17.	Comprehensive Planning David German	Site is located in the Jamestown Target Area and may be able to develop units with the Community Development Block Grant (CDBG) program. This program allows for affordable housing initiatives. Please see Comprehensive Plan OBJECTIVE FLU 5.5 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM for more information.	Info Only
18.	Comprehensive Planning David German	Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses. Information on Affordable Housing options can be found in Comprehensive Plan Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses and Policy HSG 3.3 Affordable and Workforce Housing Density Bonuses.	Info Only
19.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 6" PVC potable water main running along the north of James Dr and parcel 29-21-31-501-0000-0140.	Info Only
20.	Environmental Services Maliha Rahman	This development is within Seminole County's Sanitary sewer service area. There is a pressurized 8" PVC gravity main running along the south of James Dr. north of parcel 29-21-31-501-0000-0140. There is also a 16" PVC pressurized force main running along W State Road 426, west of parcel 29-21-31-501-0000-0140. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
21.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
22.	Environmental Services Maliha Rahman	Be advised that W State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
23.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/secure-utility-files-download-registration	Info Only

		This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
24.	Environmental Services Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
25.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2.	Info Only
26.	Natural Resources Christina Seckinger	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater in 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 the tree has a rating over 3 or above, the tree must be inspected by the Natural Resource office prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
27.	Natural Resources Christina Seckinger	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
28.	Natural Resources Christina Seckinger	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f).	Info Only
29.	Natural Resources Christina Seckinger	Trees less than six (6) inches DBH and palm trees are except from arbor regulations. SCLDC 60.4(h).	Info Only
30.	Natural Resources Christina Seckinger	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on a single-family residential lot. SCLDC 60.8(b).	Info Only
31.	Natural Resources Christina Seckinger	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of	Info Only

		the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
32.	Natural Resources Christina Seckinger	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
33.	Natural Resources Christina Seckinger	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
34.	Natural Resources Christina Seckinger	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).	
35.	Natural Resources Christina Seckinger	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of trees to be removed to the cumulative caliper of 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
36.	Natural Resources Christina Seckinger	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
37.	Natural Resources Christina Seckinger	Please provide a tree mitigation table. SCLDC 60.10(b)(2f).	Info Only
38.	Natural Resources Christina Seckinger	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).	
39.	Natural Resources Christina Seckinger	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
40.	Natural Resources Christina Seckinger	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to	Info Only

		providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f).	
41.	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required.	Info Only
42.	Natural Resources Christina Seckinger	The site has favorable conditions for gopher tortoises. It is highly recommended to have a cursory gopher survey performed along with a threatened and endangered species survey. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction. http://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines/	Info Only
43.	Natural Resources Christina Seckinger	Erosion Control methods will need to be illustrated on the main site plan, or a separate erosion control site plan/survey. This involves showing a single row of silt fence placed at the limits of disturbance on the site plan for erosion control. Silt fence must be trenched into the ground.	Info Only
44.	Planning and Development Chad Harvey	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
45.	Planning and Development Chad Harvey	If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC.	Info Only
46.	Planning and Development Chad Harvey	No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space per Sec. 30.1344(C)(4) of the SCLDC.	Info Only
47.	Planning and Development Chad Harvey	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
48.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum	Info Only

		25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	
49.	Planning and Development Chad Harvey	<u>Community Meeting Procedures Section 30.3.5.3</u> • Prior to staff scheduling the required public meetings, 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€ - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign -in sheet, and addresses.	Info Only
50.	Planning and Development Chad Harvey	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land use Map, Zoning Map, Non-Residential Variances and Special Exceptions: <u>Placards</u> 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.	Info Only
51.	Planning and Development Chad Harvey	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts. The Applicant is required at the time of the application for the PD rezone, to provide a narrative addressing the review criteria below.	Info Only

		Per SCLDC Sec. 30.8.5.3 Review Criteria - • Sec. 30.8.5.3(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. • Sec. 30.8.5.3(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: • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. The PD application shall include a narrative addressing 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. (3) How the proposed development provides an innovative approach to land development.	
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		(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	
52.	Planning and Development Chad Harvey	Approval for a planned development (PD) is obtained through a two-step process. 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd step is approval of the Final Development Plan (FDP) as an Engineered Site plan, which is approved on a staff level. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.st	Info Only
53.	Planning and Development Chad Harvey	A PD Rezone may take between 4-6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
54.	Planning and Development Chad Harvey	Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of 1.5 spaces per dwelling unit less than 1,000 sq. ft. and a minimum of 2 spaces per dwelling unit 1,000 sq. ft. or greater in size.	Info Only
55.	Planning and Development Chad Harvey	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
56.	Planning and Development Chad Harvey	The required open space is twenty-five (25) percent.	Info Only
57.	Planning and Development Chad Harvey	Specific information related to Planned Developments (PD) including, but not limited to, open space requirements, net buildable acreage, etc., can be found in Section 30.8.5 of the SCLDC.	Info Only
58.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
59.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: 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 located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA1).	Info Only
60.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 of	Info Only

	Brenda Paz	NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	
61.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis, Aerial Platform 100, Inside Cramp Angle: 40 degrees, Axle Track: 82.92 inches, Wheel Offset: 5.30 inches, Tread width: 17.5 inches, Chassis Overhang: 68.99 inches, Additional Bumper Depth: 22 inches, Front Overhand: 90.99 inches, Wheelbase: 270 inches, Overall Length: 581.75 inches, Calculated Turning Radius: Inside Turn: 25 ft. 7 in., Curb to Curb: 41 ft. 8 in., Wall to Wall: 48 ft. 5 in.	Info Only
62.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
63.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the stie 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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10.	Info Only

		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.	
64.	Public Works – County Surveyor Raymond Phillips	As the townhomes are going to be single ownership rentals I have no input as it does not require platting.	Info Only
65.	Public Works Engineering Andrew Broxton	The proposed project is located within the Howell Creek drainage basin.	Info Only
66.	Public Works Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
67.	Public Works Engineering Andrew Broxton	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for up to the 25-year, 24-hour storm event.	Info Only
68.	Public Works Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
69.	Public Works Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
70.	Public Works Engineering Andrew Broxton	The National Pollutant Discharge Elimination System (NPDES) permit is required for all projects that disturb greater than one acre.	Info Only
71.	Public Works Engineering Andrew Broxton	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. A common driveway should be constructed to service all proposed lots.	Info Only
72.	Public Works Engineering Andrew Broxton	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalks, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
73.	Public Works Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along James Dr frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
74.	Public Works Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
75.	Public Works Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to roadway drainage system. At final engineering, sufficiency of ditch will have to be evaluated.	Info Only
76.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 7, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0685

Title:

SEMINOLE COMMUNITY CHURCH - PRE-APPLICATION

Project Number: 26-80000090

Project Description: Proposed Special Exception for an expansion at an existing church on 13.31 acres in the A-1 zoning district located on the north side of Orange Blvd, west of Oregon St

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

Parcel ID: 16-19-30-5AB-1700-0030++

BCC District: 5-Herr

Applicant: Christian Wickberg (321) 322-8503

Consultant: Jean Abi-Aoun (407) 895-0324



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

PROJ. #: 26-80000090

Received: 7/21/26

Paid: 7/23/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: **Seminole Community Church**PARCEL ID #(S): **16-19-30-5AB-1700-0030, 16-19-30-5AB-1700-0020, 16-19-30-5AB-1700-004B**TOTAL ACREAGE: **13.31**BCC DISTRICT: **5**ZONING: **A-1**FUTURE LAND USE: **SE**

APPLICANT

NAME: **Christian Wickberg**COMPANY: **Seminole Community Church, Inc**ADDRESS: **5237 Shoreline Cir**CITY: **Sanford**STATE: **FL**ZIP: **32771**

PHONE:

EMAIL: [REDACTED]

CONSULTANT

NAME: **Jean M. Abi-Aoun**COMPANY: **Thomas & Hutton Engineering Co.**ADDRESS: **5127 S. Orange Ave, Suite 200**CITY: **Orlando**STATE: **FL**ZIP: **32809**

PHONE:

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: **Church Expansion**

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **A-1**FLU: **SE**

LOCATION:

on the north side of Orange Blvd,
west of Oregon St

W/S: **Seminole County**BCC: **5: Herr**



July 20, 2026

Seminole county

Re: Seminole Community Church Expansion
5070 Orange Blvd Sanford Florida
Pre-app Narrative
T&H Project Number: 33995

The Seminole Community Church expansion project entails the construction of a new Sanctuary Building approximately 14,400 SF in size within a 13-acre site owned by the church. The purpose of this project is the church will expand from 220 parishioners to 440 parishioners. Moreover, we are proposing to increase the number of parking spaces to meet at a minimum the required LDC code of 440/4 Seats/parking which requires 110 parking spaces. We plan to add 176 parking spaces. Moreover, we will add a basketball court and relocate the playground for the Pre K (tot lot) and the K-4 kids as shown on the enclosed plan. We will also expand the wet detention pond to handle the existing and proposed drainage in addition to the future development area. We would like to discuss the following:

- 1- Buffers and open space
- 2- The onsite wetland of approximately 1.7 acres will be impacted. It is of low quality as reviewed by our Environmental consultant. The wetland location is shown on the enclosed "previously approved plans" back in 2006.
- 3- Parking spaces are a combination of 10' x 20' and 9'x18'. In the previous site plan approval, the regular parking spaces were grass and the handicap parking and the drive aisles were paved as shown on the enclosed site plan. We will maintain the same surface cover.
- 4- We plan to have three driveways as shown on the site plan. We currently have two driveways on Orange Blvd and we will maintain the eastern driveway and move the west driveway further west as shown on the plan. We will provide a left turn lane to the eastern driveway. Since the County will be acquiring 15 feet of new R/W along Orange Blvd frontage the question is do we get Transportation impact fee credit for this work?
- 5- With respect to the drainage design, we will meet the SJRWMD new regulations for water quality. Does the County require anything different?
- 6- Do you have a time frame for the Roadway widening on Orange Blvd and when the County plans to acquire new R/W. The County needs to re-assess the drainage basin that flows from the church as it is much larger than what the County's consultants show on their plan.



- 7- The current one-story concrete office building on the southeast corner of the site near Orange Blvd currently has its own septic tank. Given this building being far from the rest of the development, can we keep the septic tank and if not can we have a small grinder pump to serve this office and connect to the county force main on Orange Blvd given it has very small sewer flows? The rest of the existing buildings have their own septic tanks.
- 8- Any feedback on fire and water connection?
- 9- Is a CUP application will be required to be submitted for the church expansion given the Zoning is A-1 with Suburban Estates Future Land use.

We look forward to meeting you and discuss the above items.

Respectfully,

THOMAS & HUTTON ENGINEERING CO.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line.

Jean M. Abi-Aoun, P.E.
Civil Department Manager

SURVEYOR'S NOTES

- 1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.
- 2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.
- 3.) BEARINGS ARE BASED ON THE EAST LINE OF PROPERTY ASSUMED BEING N.131°17'14"W. PER CONSTOGA PARK, PLAT BOOK 88, PAGES 87-89.
- 4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- 5.) ELEVATIONS ARE TRUE BASED ON SEMINOLE COUNTY B.M. # 803-52A ELEV. = 24.993 NAVD 88 DATUM AS PUBLISHED.
- 6.) ON SITE B.M. = NAIL IN EDGE OF PAVEMENT NEAR ENTRANCE ELEV. = 25.54 NAVD 88 DATUM AS SHOWN.
- 7.) NO CONTOURS INTERPOLATED FROM ELEVATION SPOT SHOTS AS SHOWN.
- 8.) HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL # 1211700055 F, DATED 9/28/2007, SEMINOLE COUNTY, FLORIDA.

CONSTOGA PARK, A REPLAT
P.B. 88, PGS. 87-89

REAL PROPERTY DESCRIPTION

LOT 2, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 3, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 4, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 145 FEET OF THE WEST 141 FEET AND LESS THE WEST 15 FEET FOR ROAD AND LESS THAT PORTION OF LOT 4, BLOCK 17 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 17 OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 127 THROUGH 128 1/2, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID SOUTHEASTERLY CORNER BEING FURTHER DESCRIBED AS BEING ON THE CENTERLINE OF NEW YORK STREET AND ON THE WESTERLY RIGHT OF WAY LINE OF ORANGE AVENUE, THENCE RUN NORTH 39°15'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 15.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 39°15'00" EAST ALONG SAID EASTERLY LINE, 150 FEET, THENCE LEAVING SAID EASTERLY LINE RUN NORTH 50°45'00" WEST 158.40 FEET, THENCE RUN SOUTH 39°15'00" WEST 25 FEET, THENCE RUN NORTH 50°45'00" WEST 158.40 FEET, THENCE RUN SOUTH 39°15'00" WEST 125.00 FEET TO A POINT ON A LINE 15 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE RUN SOUTH 50°45'00" EAST PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 4, 316.80 FEET TO THE POINT OF BEGINNING.



(SEE NOTE #3)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

ABBREVIATION LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
SEC. = SECTION
FND. = FOUND
CONC. MON. = CONCRETE MONUMENT
COR. = CORNER
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
PP. = PAGES
REF. = REFERENCE
MEAS. = MEASURED
INFO. = INFORMATION
N.T.S. = NOT TO SCALE
C/L = CENTER LINE
ELEV. = ELEVATION
CONC. = CONCRETE
INV. = INVERT
NO # = NO IDENTIFICATION NUMBER
T = TOWNSHIP
R = RANGE
MSL = MEAN SEA LEVEL
U.T. = UNDERGROUND TELEPHONE
W.L. = UNDERGROUND WATER LINE
R.L. = UNDERGROUND RECLAIMED WATER LINE
R.C.P. = REINFORCED CONCRETE PIPE
(D.O.T.) = DEPARTMENT OF TRANSPORTATION
(RAD.) = RADIAL

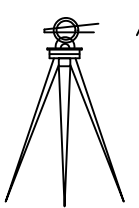
O.R. = OFFICAL RECORD
D.B. = DEED BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/ = WITH
P.L.S. # 3144 = PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3144
TYP. = TYPICAL
PROP. = PROPERTY
R. = RADIUS
Δ = DELTA
L = ARC LENGTH
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
TAN. = TANGENT
C. = CHORD
C.B. = CHORD BEARING
R/W = RIGHT-OF-WAY
(T) = TOP OF CURB
(B) = BOTTOM OF CURB
(A) = ACTUAL
(P) = PLAT
(D) = DESCRIPTION
(C) = COMPUTED
CALC. = CALCULATED
CCR # = CERTIFIED CORNER RECORD NUMBER
B.M. = BENCH MARK
O.U. = OVERHEAD UTILITY LINES
C.M.P. = CORRUGATED METAL PIPE
T.B.M. = TEMPORARY BENCH MARK
LB # = LICENSE BUSINESS NUMBER
(N.R.) = NON-RADIAL

LO = LIVE OAK
WO = WATER OAK

THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	REVISED BY:	CHECKED BY:	



SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA 32713
PH. (386) 668-7332 FAX 668-7337

COMPUTED BY: S.R.B. DRAWN BY: S.R.B. CHECKED BY: S.R.B. FIELD BY: B.W. DATE: 3/2/26

BOUNDARY, TOPO & TREE SURVEY

FOR

SEMINOLE COMMUNITY CHURCH INC

SEMINOLE COUNTY,

FLORIDA

PROJECT NUMBER: 26-04

DATE: 3/4/26

SCALE: 1" = 50'

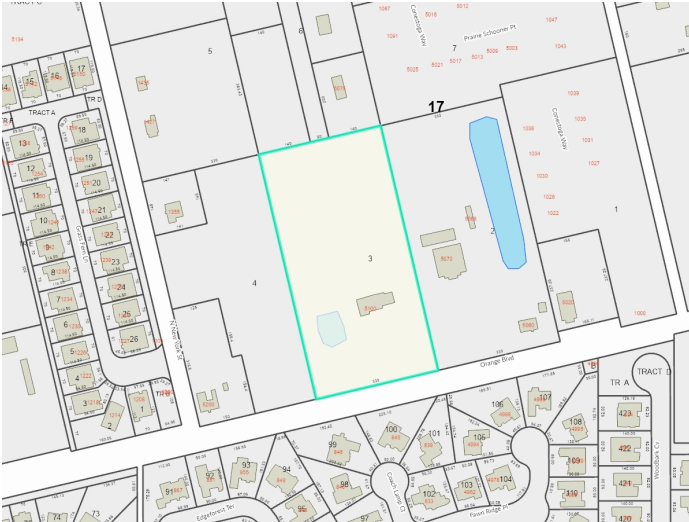
SHEET 1 OF 1

2026 Property Record CardA



Parcel: 16-19-30-5AB-1700-0030
Property Address: 5100 ORANGE BLVD SANFORD, FL 32771
Owners: SEMINOLE COMMUNITY CHURCH INC
 2026 Market Value \$656,642 Assessed Value \$568,964 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$8,322.66
 The 4 Bed/2 Bath Single Family Waterfront property is 2,191 SF and a lot size of 5.00 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	16-19-30-5AB-1700-0030
Property Address	5100 ORANGE BLVD SANFORD, FL 32771
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9126
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$229,092	\$221,726
Depreciated Other Features	\$2,550	\$1,700
Land Value (Market)	\$425,000	\$385,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$656,642	\$608,426
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$87,678	\$91,186
P&G Adjustment	\$0	\$0
Assessed Value	\$568,964	\$517,240

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$8,322.66
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$8,322.66

Owner(s)A

Name - Ownership Type
 SEMINOLE COMMUNITY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 3 BLK 17 SANFORD FARMS PB 1 PG 128

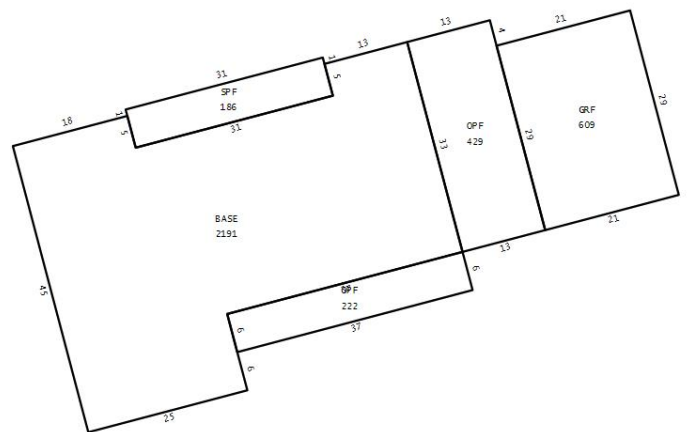
COUNTY GENERAL FUND	\$568,964	\$568,964	\$0
FIRE	\$568,964	\$568,964	\$0
WATER MANAGEMENT DISTRICT	\$568,964	\$568,964	\$0

WARRANTY DEED	5/1/2000	\$190,000	03857/1335	Improved	No
WARRANTY DEED	1/1/1977	\$100	01143/1640	Improved	No

5 Acres	\$85,000/Acre	\$425,000	\$425,000
---------	---------------	-----------	-----------

1
1977
2.0
2191
CONC BLOCK
\$229,092

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	609
OPEN PORCH FINISHED	222

OPEN PORCH FINISHED

429

SCREEN PORCH FINISHED

186

PermitsA

Permit #	Description	Value	CO Date	Permit Date
18842	5100 ORANGE BLVD: REROOF COMMERCIAL-Building Reroof [SANFORD FARMS]	\$21,300		12/30/2025
04349	REROOF	\$9,074		5/29/2009
09423	EQUIPMENT CHANGE-OUT	\$4,800		12/1/1998

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1987	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1989	1	\$1,250	\$750

ZoningA

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

School DistrictsA

Elementary	Region 1
Middle	Sanford
High	Seminole

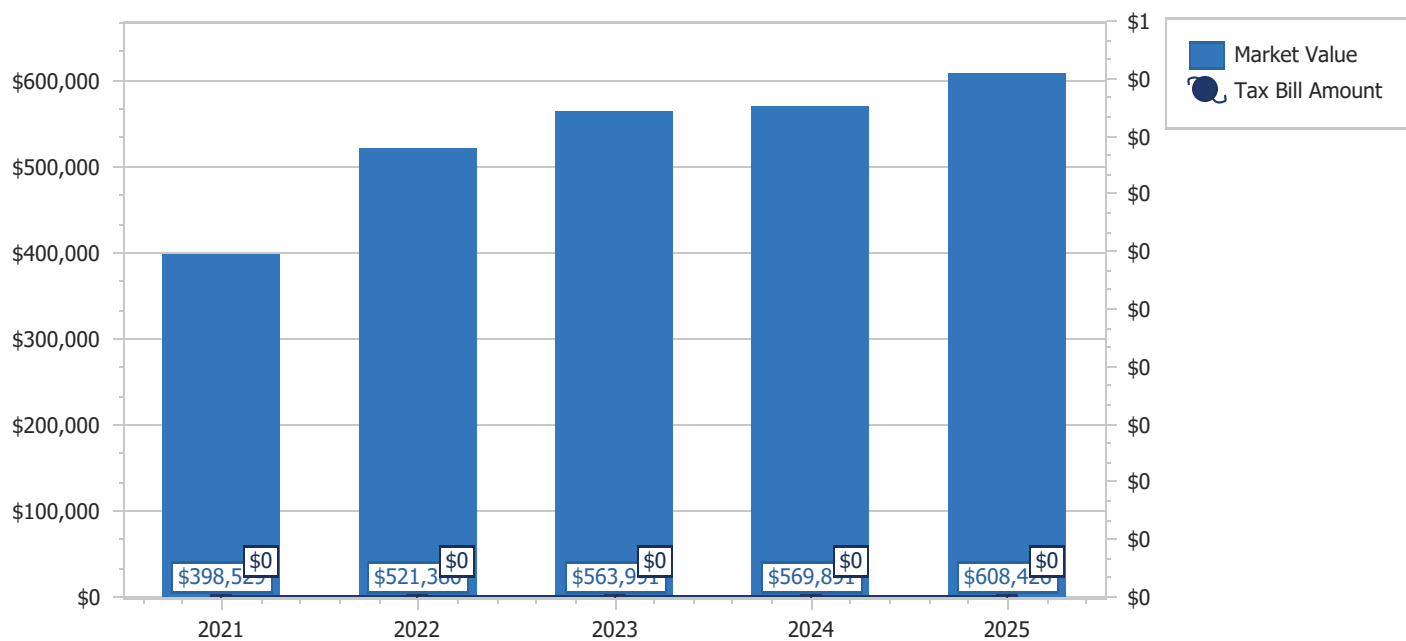
Political RepresentationA

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

UtilitiesA

Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

2026 Property Record CardA



Parcel: **16-19-30-5AB-1700-0020**
 Property Address: **5070 ORANGE BLVD SANFORD, FL 32771**
 Owners: **SEMINOLE COMMUNITY CHURCH INC**
 2026 Market Value \$1,489,661 Assessed Value \$1,334,940 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$16,600.59
 Churches property w/1st Building size of 5,625 SF and a lot size of 5.00 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	16-19-30-5AB-1700-0020
Property Address	5070 ORANGE BLVD SANFORD, FL 32771
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9025
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$870,711	\$789,659
Depreciated Other Features	\$119,450	\$76,521
Land Value (Market)	\$499,500	\$347,402
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,489,661	\$1,213,582
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$154,721	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,334,940	\$1,213,582

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$16,600.59
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$16,600.59

Owner(s)A

Name - Ownership Type
 SEMINOLE COMMUNITY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 2 BLK 17 SANFORD FARMS PB 1 PG 128

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,334,940	\$1,334,940	\$0
SCHOOLS	\$1,489,661	\$1,489,661	\$0
FIRE	\$1,334,940	\$1,334,940	\$0
ROAD	\$1,334,940	\$1,334,940	\$0
WATER MANAGEMENT DISTRICT	\$1,334,940	\$1,334,940	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1998	\$80,000	03555/0260	Vacant	Yes
WARRANTY DEED	4/1/1983	\$18,000	01450/1734	Vacant	No

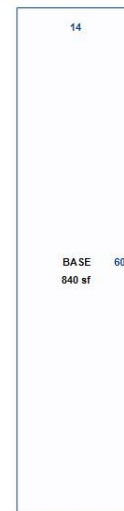
LandA

Units	Rate	Assessed	Market
5 Acres	\$100,000/Acre	\$499,500	\$499,500

Building InformationA

#	3
Use	MOBILE HOME
Year Built*	2001
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	840
Total Area (ft²)	840
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$74,138
Assessed	\$56,345

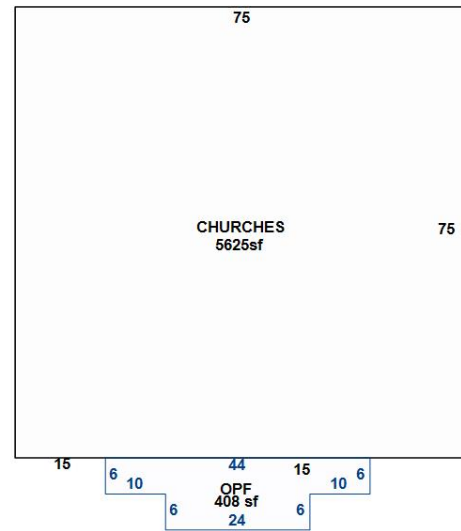
* Year Built = Actual / Effective



Building 3

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5625
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,016,410
Assessed	\$736,897

* Year Built = Actual / Effective

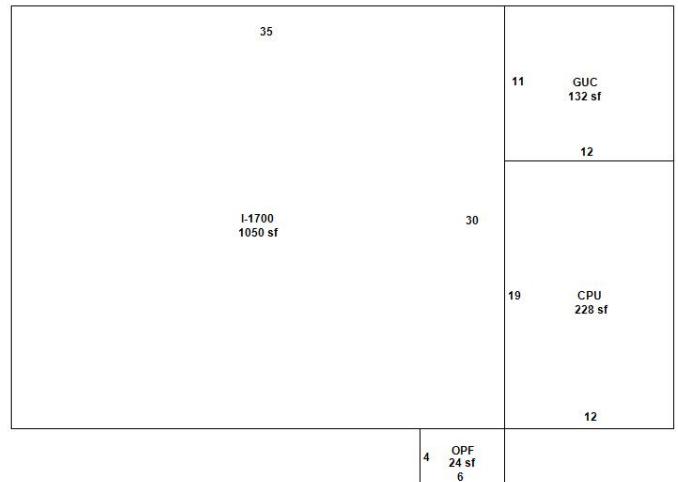


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	408

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1962
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1050
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$193,672
Assessed	\$77,469

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft²)
CARPORT UNFINISHED	228
GARAGE UNFINISHED C.B.S.	132
OPEN PORCH FINISHED	24

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
10760	5070 ORANGE BLVD: ALTERATION COMMERCIAL-EXT FACADE REMODEL [SANFORD FARMS]	\$2,500		7/24/2019
00358	REROOF	\$3,400		1/13/2015
01684	CHURCH PAVILION	\$21,000		3/8/2013
05184	INTERIOR ALTERATIONS	\$9,500		6/1/2001
06847	PORTABLE CLASSROOM; PAD PER PERMIT 5068 ORANGE BLVD	\$20,000	5/4/2001	7/25/2000
06187	MONUMENT SIGN W/CHANGEABLE LETTERS	\$0		7/6/2000
10063	MISC PLUMBING	\$0		12/1/1999
04860	CHURCH FACILITIES STEEL BLDG	\$394,625	3/22/2000	6/1/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO 2	2001	1	\$3,500	\$2,100
WALKS CONC COMM	2001	891	\$4,847	\$2,908
COMMERCIAL CONCRETE DR 4 IN	2001	20815	\$130,094	\$78,056
WOOD UTILITY BLDG	2001	1380	\$20,231	\$12,139
POLE LIGHT 1 ARM	2001	2	\$3,708	\$3,708
COMM: CARPORT	2013	3400	\$29,342	\$20,539

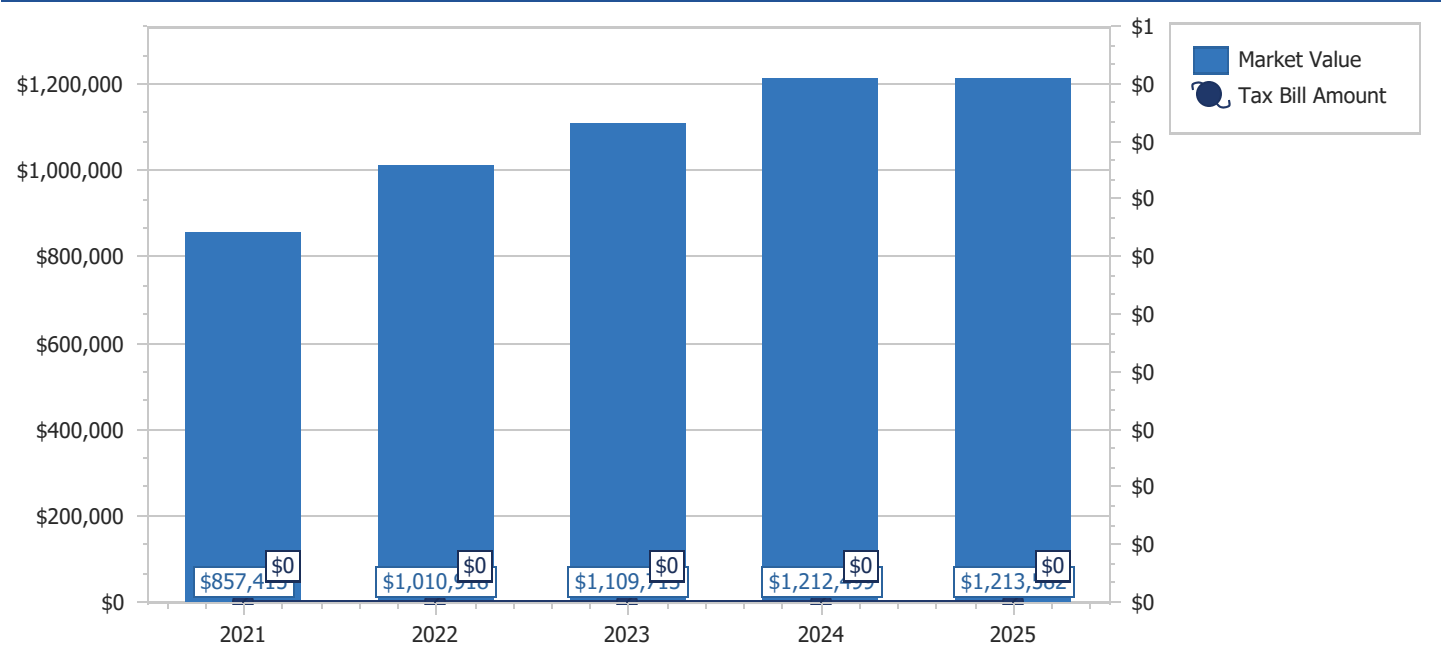
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

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

Property Value HistoryA



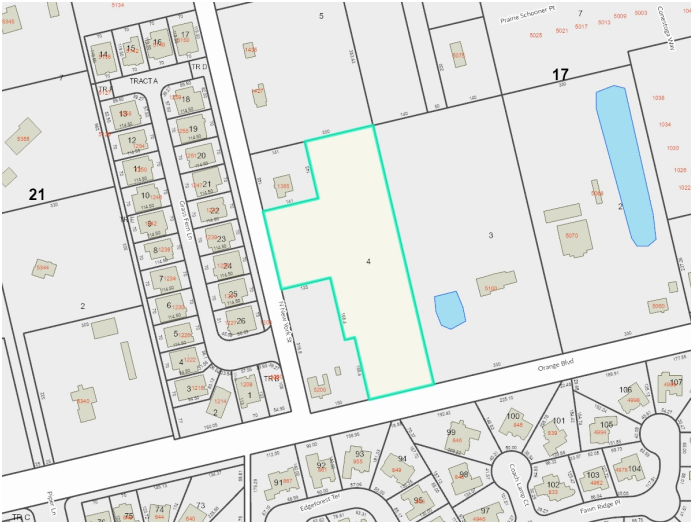
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2026 Property Record Card



Parcel: **16-19-30-5AB-1700-004B**
 Property Address:
 Owners: **SEMINOLE COMMUNITY CHURCH INC**
 2026 Market Value \$286,900 Assessed Value \$160,504 Taxable Value \$160,504
 2025 Tax Bill \$2,577.46 Tax Savings with Non-Hx Cap \$933.94
 Vacant Residential property has a lot size of 3.31 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AB-1700-004B
Property Address	
Mailing Address	PO BOX 471284 LAKE MONROE, FL 32747-9126
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$286,900	\$256,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$286,900	\$256,700
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$126,396	\$110,787
P&G Adjustment	\$0	\$0
Assessed Value	\$160,504	\$145,913

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,511.40
Tax Bill Amount	\$2,577.46
Tax Savings with Exemptions	\$933.94

Owner(s)

Name - Ownership Type
 SEMINOLE COMMUNITY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BLK 17 (LESS NLY 145 FT OF WLY 141 FT & BEG INT OF ELY R/W ORANGE BLVD & NLY R/W N NEW YORK ST RUN N 39 DEGREES 15 MINUTES E 150 FT N 50 DEGREES 45 MINUTES W 158.4 FT S 39 DEGREES 15 MINUTES W 25 FT N 50 DEGREES 45 MINUTES W 158.4 S 39 DEGREES 15 MINUTES W 125 FT S 50 DEGREES 45 MINUTES E 316.8 FT TO BEG BLK 17 SANFORD FARMS PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$160,504	\$0	\$160,504
SCHOOLS	\$286,900	\$0	\$286,900
FIRE	\$160,504	\$0	\$160,504
ROAD	\$160,504	\$0	\$160,504
WATER MANAGEMENT DISTRICT	\$160,504	\$0	\$160,504

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$250,000	05864/1145	Vacant	No
WARRANTY DEED	8/1/2004	\$165,000	05451/1476	Vacant	Yes

Land

Units	Rate	Assessed	Market
3.02 Acres	\$95,000/Acre	\$286,900	\$286,900

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

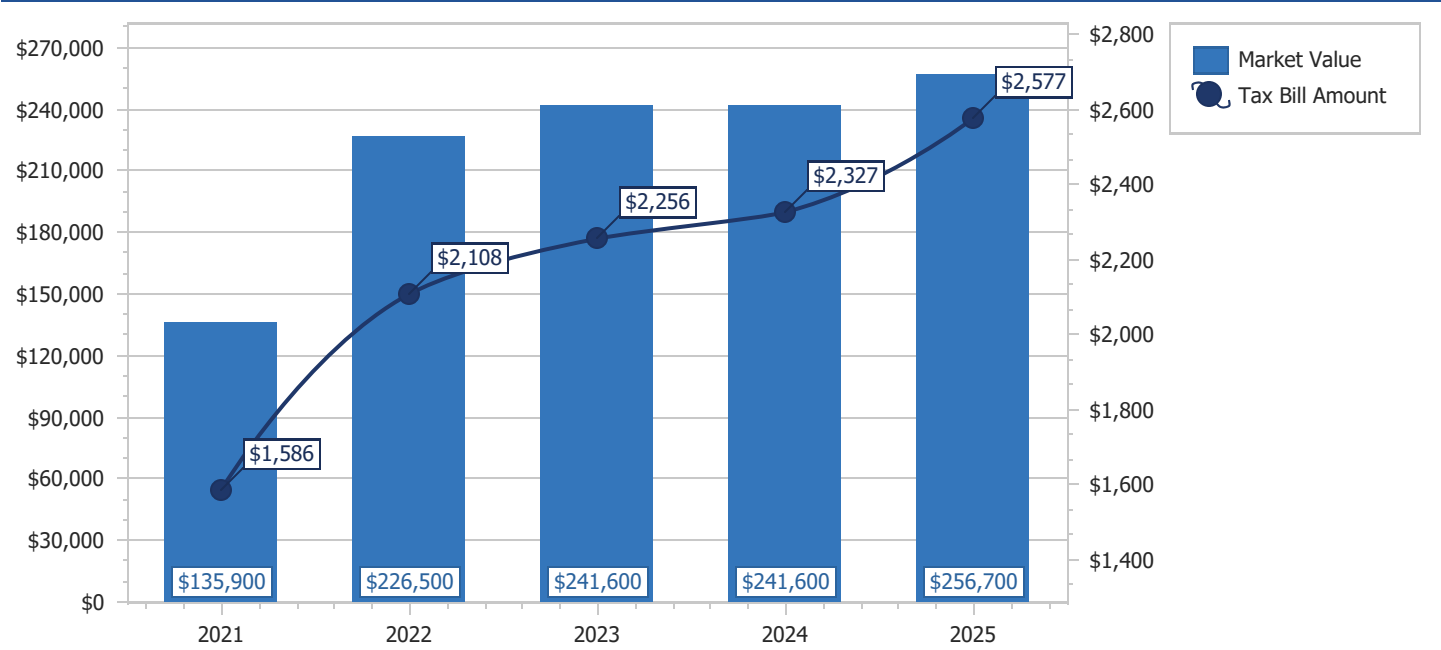
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

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

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

Property Value History



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

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

Receipt Details

Date: 7/23/2026 8:19:57 PM
Project: 26-80000090
Credit Card Number: 48*****2054
Authorization Number: S27475
Transaction Number: 230726C4E-B27766D9-B6D0-4F3C-A550-17E8DA1505EF
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	SEMINOLE COMMUNITY CHURCH - PRE-APPLICATION	PROJ #: 26-80000090
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/21/26	
RELATED NAMES:	EP JEAN ABI-AOUN	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-19-30-5AB-1700-0030++	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EXPANSION AT AN EXISTING CHURCH ON 13.31 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF ORANGE BLVD, WEST OF OREGON ST	
NO OF ACRES	13.31	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF ORANGE BLVD, WEST OF OREGON ST	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHRISTIAN WICKBERG SEMINOLE COMMUNITY CHURCH INC 5237 SHORELINE CIR SANFORD FL 32771 (321) 322-8503	JEAN ABI-AOUN THOMAS & HUTTON ENGINEERING CO 5127 S ORANGE AVE STE 200 ORLANDO FL 32809 (407) 895-0324	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- Expanding the church would require a Special Exception, followed by site plan review and approval.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
6.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15 (b) Mechanical Equipment. (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line. (2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure. (3) Wall or ground-mounted equipment screening shall be constructed of: Planting screens; Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials.	Info Only
7.	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only

11.	Building Division Daniel Losada	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
12.	Comprehensive Planning David German	Proposed site has a Future Land Use of SE (Suburban Estates). Per Policy FLU 3.5.4 Suburban Estates: The FAR maximum is 1 DU/ac and allowable Uses in the SE Future Land Use include: - Single family residences on a minimum of one acre; - General rural uses; -Houses of worship, country clubs (over 10 acres in size) and home occupations; Based on this, a proposed church with church school appears consistent with the SE Future Land Use and will need to also be consistent with the underlying zoning.	Info Only
13.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of Orange Blvd.	Info Only
14.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area. There is a pressurized 4" PVC force main running along the west side of New York St, west of parcel 16-19-30-5AB-1700-004B. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
15.	Environmental Services Maliha Rahman	For parcel 16-19-30-5AB-1700-0020, the septic tank may continue to be utilized or possibly connect to the 8" PVC gravity main running across Orange Blvd, east of the property. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
16.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim irrigation service area and may be required to connect. There is a 4" PVC reclaim water main running along across Grass Fern Ln, west of parcel 16-19-30-5AB-1700-004B.	Info Only
17.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-	Info Only

		services/utilities/utilities-engineering/secure-utility-files-download-registration. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
18.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only
19.	Environmental – Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
20.	Natural Resources Christina Seckinger	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
21.	Natural Resources Christina Seckinger	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	Info Only

		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 Christina Seckinger	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources Christina Seckinger	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources Christina Seckinger	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
25.	Natural Resources Christina Seckinger	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
26.	Natural Resources Christina Seckinger	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
27.	Natural Resources Christina Seckinger	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
28.	Natural Resources Christina Seckinger	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

29.	Natural Resources Christina Seckinger	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
30.	Natural Resources Christina Seckinger	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
31.	Natural Resources Christina Seckinger	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
32.	Natural Resources Christina Seckinger	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
33.	Natural Resources Christina Seckinger	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	Info Only
34.	Natural Resources Christina Seckinger	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 \$125.00 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8).	Info Only
35.	Natural Resources Christina Seckinger	Based on preliminary analysis, there may be threatened and endangered wildlife on/adjacent to the subject property. A threatened and endangered study along with a species of special concern survey will be required at final site plan approval.	Info Only
36.	Natural Resources Christina Seckinger	An updated delineation of the boundary of wetlands and other surface waters done in accordance with Chapter 62-340, F.A.C. will be required prior to or at final site plan approval.	Info Only
37.	Natural Resources	Updated environmental delineation will need to be shown on the survey/site plan. Please note that	Info Only

	Christina Seckinger	there are a 15' minimum and a 25' average of undisturbed upland buffer requirements along the wetland line. The upland buffer will need to be shown on the survey/site plan as well.	
38.	Natural Resources Christina Seckinger	If wetland impacts are unavoidable, then obtaining an Environmental Resource Permit (ERP) from St. John's River Water Management District (SJRWMD) will be required. A State 404 Clean Water Act (CWA) Program permit may be required as well with the Florida Department of Environmental Protection (FDEP).	Info Only
39.	Natural Resources Christina Seckinger	General Information for the State 404 Clean Water Act (CWA) program reviews: To provide certainty, streamlining, and efficiency, the Florida Department of Environmental Protection (DEP) will consider that any wetlands or other surface waters delineated in accordance with Chapter 62-340, F.A.C., that are regulated under Part IV of Chapter 373, F.S. could be considered Waters of the United States (WOTUS), and will treat them as if they are, unless the applicant specifically requests a WOTUS determination and provides information clearly demonstrating why they believe one or more waters are not WOTUS. https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program-frequently#State%20404%20Program%20Processes	Info Only
40.	Natural Resources Christina Seckinger	General Information for the State 404 Clean Water Act (CWA) program reviews: After the effective date of assumption (Dec. 22, 2020), any ERP application received by the water management districts or DEP that includes impacts to wetlands or surface waters is considered a joint ERP/404 application and is checked to determine if the project is within assumed waters and might need a State 404 Program permit. Any project submitted to a water management district with impacts to assumed waters is forwarded to the local DEP district office for State 404 Program review. The local DEP office will then begin processing the State 404 Program permit, if applicable. https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program-frequently#State%20404%20Program%20Processes	Info Only
41.	Natural Resources	Please show a single row of silt fence, double row when abutting wetland/surface water habitats,	Info Only

	Christina Seckinger	placed at the limits of disturbance on the site plan/survey/erosion control plan for erosion control. Silt fence must be trenched into the ground.	
42.	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 information that will enable you to prepare for your plan review. They are not intended to replace or exempt any one from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
43.	Planning and Development Annie Sillaway	Per Sec. 30.6.17 (b) Community Facility. A civic assembly use generally designed for and intended to serve the residents of several neighborhoods within the same approximate geographic area. Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards: (1) Maximum Lot Area: Ten (10) acres of developable land. (2) Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space. (3) Exceptions: An assembly facility proposed on more than ten (10) acres of developable land with fewer than five hundred (500) seats in the largest assembly space may be classified and approved as a community facility in residential zoning districts through the special exception process when the County Commission finds that the increased acreage of the development site will not have a detrimental effect on the residential character of the neighborhood and any negative impacts can be effectively mitigated.	Info Only

44.	Planning and Development Annie Sillaway	Per Sec. 30.6.17.5 Limited Uses and Special Exceptions. (a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application: (1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption. (2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways. (3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required. (4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where	Info Only
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		operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD. (5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards: a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street. b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter (¼) mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space. c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.	
45.	Planning and Development Annie Sillaway	SPECIAL EXCEPTION PROCESS Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	Info Only
46.	Planning and Development Annie Sillaway	SITE PLAN PROCESS 1. Initial Submittal: The Site Plan is reviewed	Info Only

		administratively by the Development Review Committee (DRC). The initial submittal has a three-week review period. 2. Receipt of Initial Comments: Once the Applicant receives the initial comments, they may request a meeting with the DRC. 3. Optional Staff Coordination: If the Applicant chooses not to meet with the DRC, they may contact staff by phone or email to discuss any questions related to the comments. 4. Plan Revisions and Resubmittal: The Applicant must revise the plans based on the comments received and resubmit them through ePlan. Each resubmittal has a two week review time. 5. Coordinator Review: The review coordinator will review the resubmittal. If everything appears acceptable, the plans will be routed back to the individual departments for review. 6. Final Review and Approval Letter: Once all departmental comments have been addressed, the project manager will prepare an approval letter, which may include conditions. 7. Pre-Construction Meeting: After receiving the approval letter, the Applicant must apply for a pre-construction meeting with the site inspector using the link provided in the letter. 8. Fee Payment and Plan Release: Once the pre-construction meeting is completed and all required fees are paid, the engineering inspectors will send the task back to the project manager to release the approved site plans. 9. Building Permit Upload: The Applicant must upload the approved site plan pages into the building permit.	
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47.	Planning and Development Annie Sillaway	The building setbacks in A-1 (Agriculture) zoning district are: Front: Fifty (50) feet, Side: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
48.	Planning and Development Annie Sillaway	The off-street parking requirements for the church and Daycare, Preschool and K-4 are: Daycare, Preschool, and Kindergarten: 1 space / employee, Elementary and Middle: 1.75 spaces / classroom, and Assembly Spaces: 1 space / 4 seats.	Info Only
49.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.3 (b) Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children.	Info Only
50.	Planning and Development Annie Sillaway	Per Sec. 30.11.2.2 (c) All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block or other durable dust-free surface acceptable to the Public Works Director, and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Per 30.11.4.1 Administrative variances. Consistent with sound engineering practices or federal or state law, the Development Services Director may approve a variance to the following off-street parking standards under the following conditions: All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block or other durable dust-free surface acceptable to the Public Works Director, and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply.	Info Only
51.	Planning and Development Annie Sillaway	Bicycle Parking Requirements: Day Care, Preschool, and Kindergarten: Long Term - 1:5 classrooms and Short Term - 8 spaces plus 1:10,000 sf Elementary, Middle, and High: Long Term - 3:1 classroom and Short Term: 8 spaces plus 1:10,000	Info Only

		sf Assembly Space, and Assembly: Long Term: 1:25,000 sf and Short Term: 1 / 20 rated patron capacity (minimum 8) (2).	
52.	Planning and Development Annie Sillaway	Anything related to septic tanks is required to go through the Seminole County Health Department.	Info Only
53.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet.	Info Only
54.	Planning and Development Annie Sillaway	Any proposed outdoor lighting must conform to Chapter 30 Part 15 at the time of site plan review.	Info Only
55.	Planning and Development Annie Sillaway	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).	Info Only
56.	Planning and Development Annie Sillaway	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 24x 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	Info Only

		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.	
57.	Planning and Development Annie Sillaway	Net buildable definition: Within all other areas of Seminole County, 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. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
58.	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
59.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
60.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
61.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
62.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: 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 located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1)	Info Only
63.	Public Safety - Fire Marshal Brenda Paz	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	Info Only

		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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 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	
64.	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered	Info Only
65.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only
66.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.	Info Only
67.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only

	Andrew Broxton		
68.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
69.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
70.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
71.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
72.	Public Works - Engineering Andrew Broxton	A left turn lane is required for the main access point on Orange Blvd. Additional access points on Orange Blvd may not be permitted	Info Only
73.	Public Works - Engineering Andrew Broxton	Traffic signal modifications are required.	Info Only
74.	Public Works - Engineering Andrew Broxton	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. The second access off of Orange Blvd is too close to New York and would not be supported.	Info Only
75.	Public Works - Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along Orange Blvd and New York St frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
76.	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
77.	Public Works - Engineering Andrew Broxton	A portion New York St is not developed to county standards and would have to be improved through to the property frontage.	Info Only
78.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0687

Title:

PANORAMA LIVING ALF - PRE-APPLICATION

Project Number: 26-80000094

Project Description: Proposed Special Exception for a 36 bed assisted living facility in the A-1 zoning district located on the west side of Balmy Beach Dr, northwest of Antigua Dr

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

Parcel ID: 18-21-29-300-011A-0000

BCC District: 3-Constantine

Applicant: Jonathan M Duazo (407) 405-1047

Consultant: N/A



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

PROJ. #: 26-80000094
 RECEIVED 07/28/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Panorama Living ALF

PARCEL ID #(S): 18-21-29-300-011A-0000

TOTAL ACREAGE: 1.0

BCC DISTRICT: 3

ZONING: A-1

FUTURE LAND USE:

APPLICANT

NAME: Jonathan M. Duazo

COMPANY: Panorama Living ALF

ADDRESS: 23525 Snafflebit Lane

CITY: Sorrento

STATE: FL

ZIP: 32776

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: Assisted Living Facility - the property already had a DOR Use Code of 7401:Sfr Group Homes - lost it because inactivity.

STAFF USE ONLY

COMMENTS DUE: 08/07

COM DOC DUE: 08/13

DRC MEETING: 08/19/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the west side of Balmy Beach Dr,
northwest of Antigua Dr

W/S: SEMINOLE COUNTY UTILITIES

BCC: 3: CONSTANTINE

Seminole County

Development Services | Planning & Development

1101 East 1st Street

Sanford, FL 32771-1468

Subject: 26-2700044

Petition for Reinstatement of Special Exception Approval

Balmy Beach ALF of Florida, Inc., also known as Panorama Living ALF, is a 36-bed assisted living facility located at 1030 Balmy Beach Drive, Apopka, Florida, within Seminole County.

In 1997, Seminole County duly granted a Special Exception authorizing the use of the property as a 36-resident assisted living facility. In reliance upon and in full compliance with that approval, a purpose-built structure was subsequently constructed for assisted living operations.

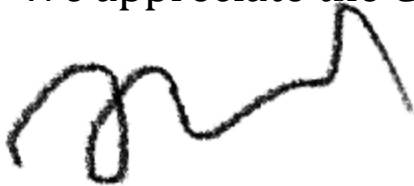
In May 2025, the Fire Marshal issued an Order to Vacate arising from the failure to complete required fire alarm panel repairs within the prescribed timeframe. The identified deficiencies have since been fully remedied, with all required repairs completed by our licensed contractor in February 2026.

Due to the resulting cessation of operations exceeding 180 days, the Special Exception approval was administratively rescinded. Notwithstanding, all previously cited deficiencies have been corrected, and the facility is now fully prepared to

resume operations, subject to the issuance of all necessary permits, regulatory approvals, and licensure.

Accordingly, we respectfully petition Seminole County to reinstate, or in the alternative reapprove, the Special Exception originally granted in 1997, thereby permitting the lawful resumption of operations as a 36-bed assisted living facility in full compliance with applicable codes and regulatory requirements.

We appreciate the Commission's consideration of this request.

A handwritten signature in black ink, appearing to read 'Jonathan M. Duazo', with a stylized, flowing script.

Jonathan M. Duazo
Owner

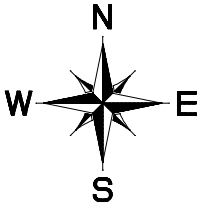
BOUNDARY SURVEY OF:

COMMENCE AT THE N. W. CORNER OF THE E. 1/4 OF THE N. 1/2 OF THE S.W. . 1/4 OF THE N. W. 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S.89-13'42" E. ALONG THE N. LINE OF THE S. W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18 FOR 298.62 FEET; THENCE S.00°08'51"W. ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE E. LINE OF THE S.W. 1/4 OF THE N. W. 1/4 OF SAID SECTION 18 FOR 143.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00-08'51" W. ALONG SAID PARALLEL LINE FOR 180.88 FEET; THENCE N. 89'54'06" W. FOR 278.33 FEET. - THENCE N. 00°05'54"E. FOR 110.78 FEET; THENCE S. 89'54'06" E. FOR 62.02 FEET; THENCE N.38'41'00"E. FOR 81.87 FEET; THENCE N.87-59'02" E. FOR 165.51 FEET TO THE POINT OF BEGINNING. CONTAINING 1.000 ACRES, MORE OR LESS SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS OVER THE SOUTH 15.00 FEET THEREOF.

THIS SURVEY IS CERTIFIED TO:

Ameris Bank
Commonwealth Land Title Insurance Company
Esquire Title, Inc.
Balmy Beach ALF of Florida, Inc.
Jonathan and Elizabeth Duazo

PROPERTY SERVED BY CITY WATER



PROPERTY ADDRESS:

1030 BALMY BEACH DR., APOPKA, FL 32703

SCALE 1"=60'



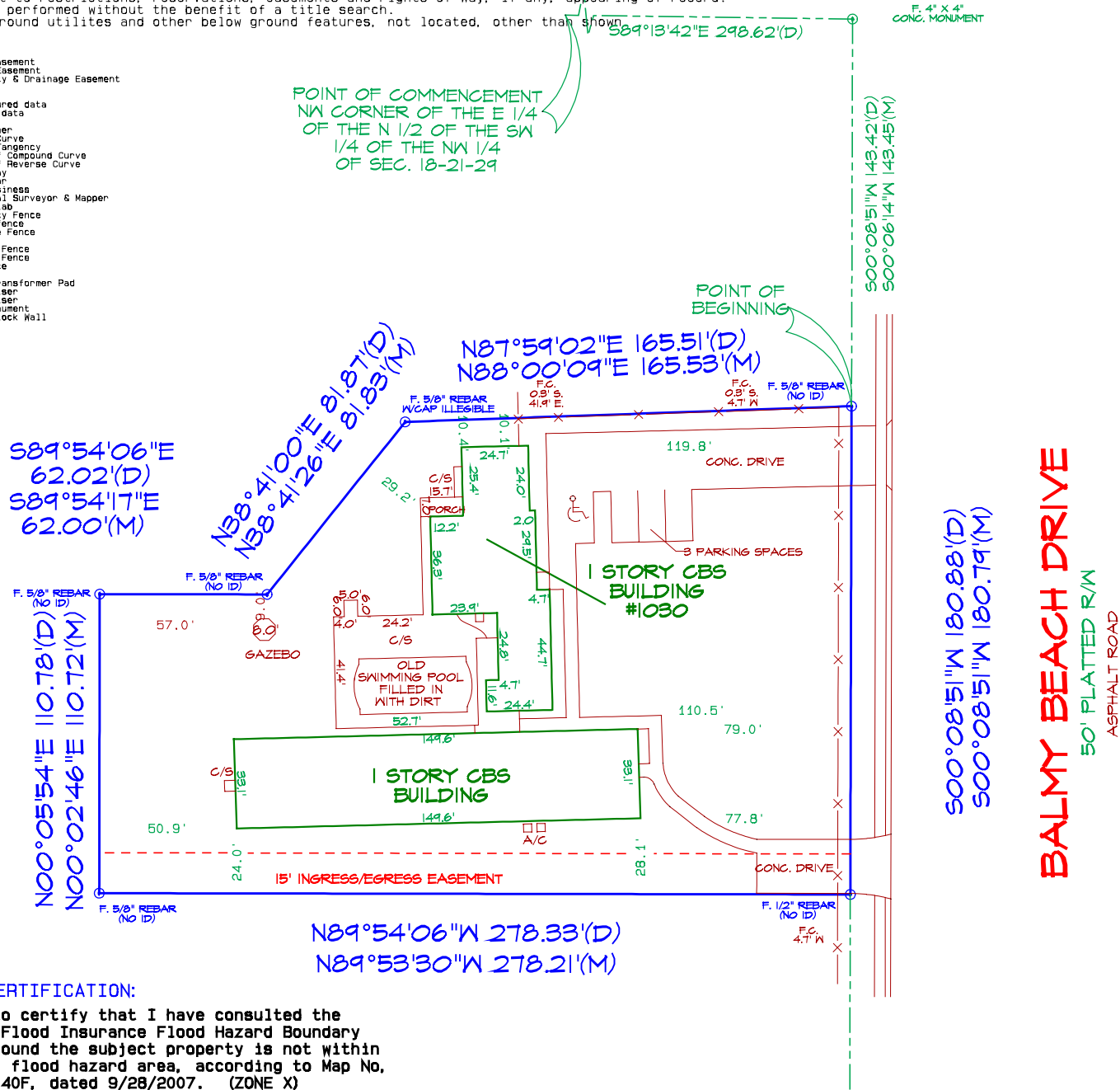
BEARINGS BASED ON RECORD DEED--The Easterly line of Parcel A being S. 00°08'51"W.

NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
2) Survey performed without the benefit of a title search.
3) Underground utilities and other below ground features, not located, other than shown

LEGEND:

U.E.=Utility Easement
D.E.=Drainage Easement
U & D.E.=Utility & Drainage Easement
(P)=Plat data
(D)=Deed data
(M)=Field measured data
(C)=Calculated data
F.=Found
F.C.=Fence corner
P.C.=Point of Curve
P.T.=Point of Tangency
P.C.C.=Point of Compound Curve
P.R.C.=Point of Reverse Curve
R/W=Right of way
LS=Land Surveyor
LB=Licensed Business
PSM=Professional Surveyor & Mapper
C/S=Concrete Slab
WPF=Wood Privacy Fence
WRF=Wood Rail fence
BWF=Barbed Wire Fence
WFF=Wire Fence
MRF=Metal Rail Fence
CLF=Chain Link Fence
PF=Privacy Fence
WM=Water Meter
ETP=Electric Transformer Pad
TR=Telephone Riser
TVR=Cable TV Riser
CM=Concrete Monument
CBW=Concrete Block Wall



FLOOD CERTIFICATION:

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12117C 0140F, dated 9/28/2007. (ZONE X)

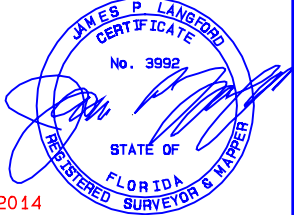
This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown hereon, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

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Langford Surveying CFL, Inc.
5415 Lake Howell Rd. #160
Winter Park, FL 32792
407-332-7202 Fax 800-654-2339
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.



DATE SIGNED: 02/20/2014

James P. Langford, P.L.S. 3992 LB7803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey: 02/14/2014	Drawn by: SDB	Checked by: JPL	Scale: 1"=60'	File name/no. 14-02/21	222
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2026 Property Record CardA



Parcel: **18-21-29-300-011A-0000**
 Property Address: **1030 BALMY BEACH DR APOPKA, FL 32703**
 Owners: **BALMY BEACH ALF OF FL INC**
 2026 Market Value \$920,612 Assessed Value \$920,612 Taxable Value \$920,612
 2025 Tax Bill \$11,732.01
 Sfr Group Homes property w/1st Building size of 2,681 SF and a lot size of 1.00 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	18-21-29-300-011A-0000
Property Address	1030 BALMY BEACH DR APOPKA, FL 32703
Mailing Address	1030 BALMY BEACH DR APOPKA, FL 32703-5902
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7401:Sfr Group Homes
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$692,017	\$638,581
Depreciated Other Features	\$36,060	\$26,550
Land Value (Market)	\$192,535	\$192,535
Land Value Agriculture	\$0	\$0
Just/Market Value	\$920,612	\$857,666
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$920,612	\$857,666

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,732.01
Tax Bill Amount	\$11,732.01
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

BALMY BEACH ALF OF FL INC

Legal DescriptionA

SEC 18 TWP 21S RGE 29E
BEG 298.62 FT E & 143.42 FT S OF NW
COR OF E 1/4 OF N 1/2 OF SW 1/4 OF
NW 1/4 RUN S 180.88 FT W 278.33 FT
N 110.78 FT E 62.02 FT N 38 DEG 41
MIN E 81.87 FT N 87 DEG 59 MIN E
165.51 FT TO BEG
(1 AC)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$920,612	\$0	\$920,612
SCHOOLS	\$920,612	\$0	\$920,612
FIRE	\$920,612	\$0	\$920,612
ROAD	\$920,612	\$0	\$920,612
WATER MANAGEMENT DISTRICT	\$920,612	\$0	\$920,612

SalesA

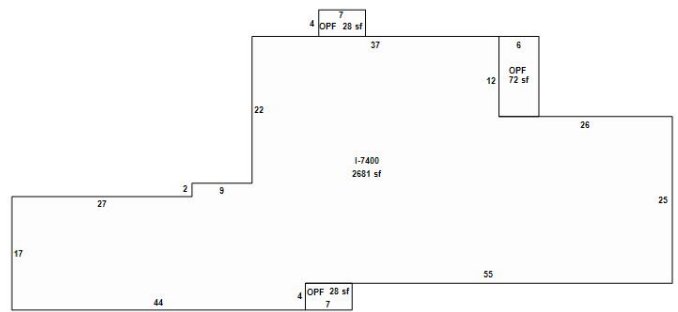
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2014	\$1,250,000	08222/1847	Improved	No
QUIT CLAIM DEED	2/1/2003	\$100	08239/0600	Improved	No
FINAL JUDGEMENT	1/1/2003	\$100	04686/1632	Improved	No
QUIT CLAIM DEED	9/1/1996	\$100	03130/0603	Improved	No
WARRANTY DEED	8/29/1994	\$160,000	02826/0604	Improved	Yes
WARRANTY DEED	1/1/1977	\$25,000	01132/1422	Improved	No
WARRANTY DEED	1/1/1974	\$60,000	01017/1993	Improved	Yes

LandA

Units	Rate	Assessed	Market
43,560 SF	\$4.42/SF	\$192,535	\$192,535

	1
	1954
	2681
	CONCRETE BLOCK-STUCCO - MASONRY
	\$168,484

* Year Built = Actual / Effective



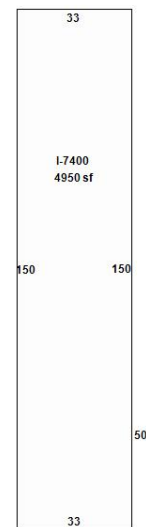
Building 1

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	28
OPEN PORCH FINISHED	28

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4950
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$742,600
Assessed	\$523,533

* Year Built = Actual / Effective



Building 2

PermitsA

Permit #	Description	Value	CO Date	Permit Date
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12262	1034 BALMY BEACH DR: REROOF COMMERCIAL-Masonry Pilaster Concrete Block Construc	\$23,000		8/14/2025
09317	1034 BALMY BEACH DR: ELECTRICAL - COMMERCIAL-Building	\$2,000		7/7/2025
07958	1030 BALMY BEACH DR: ELECTRICAL - COMMERCIAL-Single story	\$2,000		6/26/2025
07325	1030 BALMY BEACH DR: DEMO COMMERCIAL PARTIAL-Demo screened porch	\$2,500		5/29/2025
21316	1030 BALMY BEACH DR: FENCE/WALL RESIDENTIAL-aluminum	\$11,991		1/13/2022
13572	1030 BALMY BEACH DR: ABOVE GROUND FUEL TANK INSTALLATION	\$1,700		11/26/2018
12240	1030 BALMY BEACH DR: GAS - COMMERCIAL	\$2,050		11/14/2018
15966	GENERATOR	\$11,400		7/20/2018
11224	RANGE HOOD	\$2,450		12/1/2001
03709	DRY CHEMICAL FIRE SYSTEM	\$1,350		4/1/2001
04474	REROOF 37 SQ MODIFIED	\$8,000		5/1/1999
09465	ALARM RETIREMENT HOME	\$2,499		12/1/1998
06452	FIRE SPRINKLER; PAD PER PERMIT 1034 BALMY BEACH DR	\$8,500		8/1/1998
06389	NEW ALF (ADDITION)	\$366,300	5/28/1999	8/1/1998
06870	PAD PER PERMIT 1020 BALMY BEACH DR	\$168,741	4/8/1997	10/1/1996
03024	CONTRACTOR FIREMASTER NO DESCRIP OF WORK	\$2,394		5/1/1996
02028	REPIPE	\$0		4/1/1996
02386	BALMY BEACH RETIREMENT HOME-FIRE SPRINKLERS	\$2,499		4/1/1996
08070	A/C CHANGEOUT	\$2,200		12/1/1994
06420	692' OF 5' HI CHAIN LINK	\$2,265		9/1/1994

Extra FeaturesA

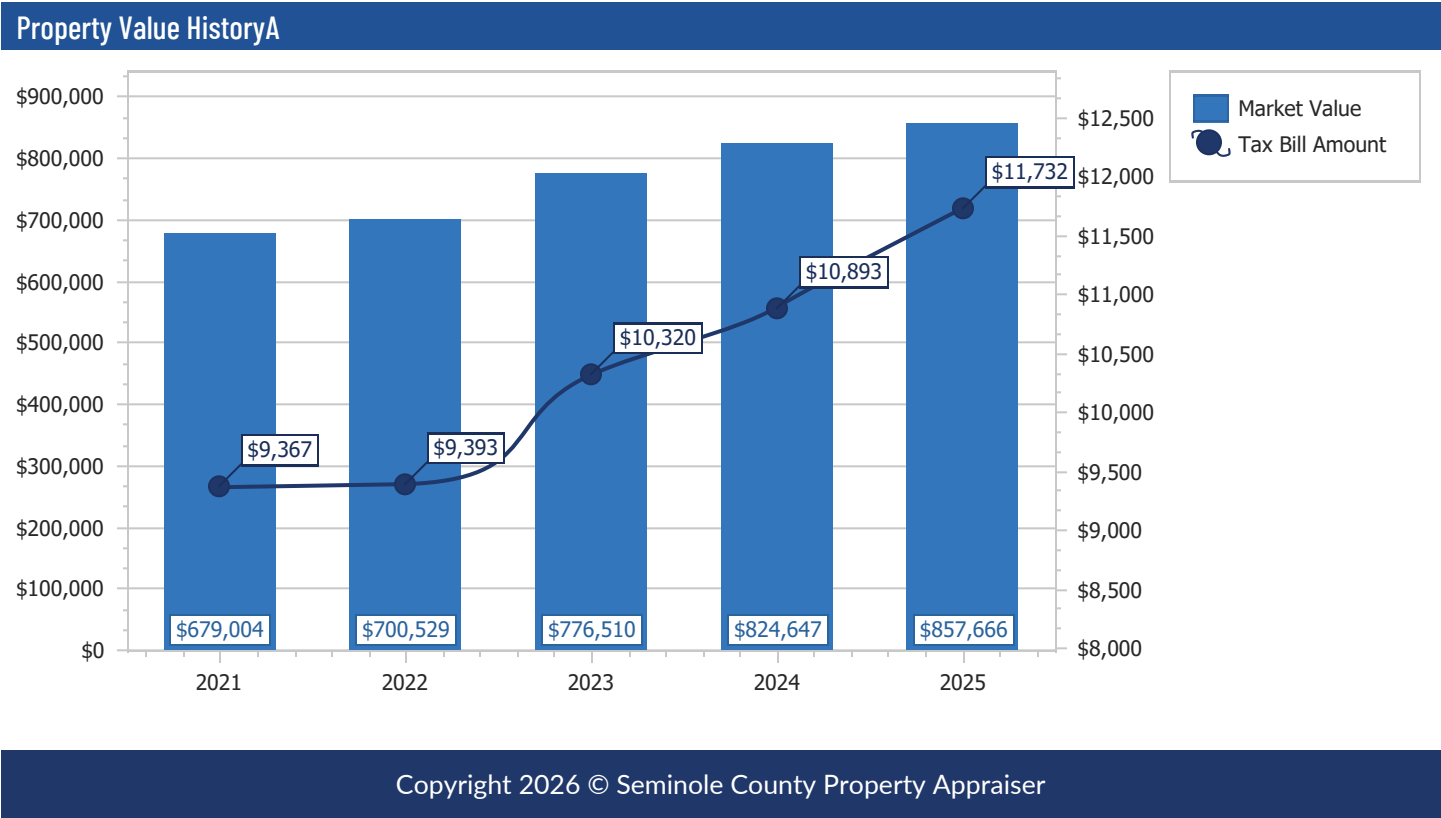
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1954	1	\$3,000	\$1,800
COOL DECK PATIO	1954	768	\$4,178	\$2,507
COMM GAZEBO - UNIT	1989	1	\$9,500	\$5,700
WALKS CONC COMM	1999	1462	\$7,953	\$4,772
VINYL FENCE/COMM -LIN FT	2022	431	\$10,965	\$10,143
COMMERCIAL CONCRETE DR 4 IN	1999	2970	\$18,563	\$11,138

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

School DistrictsA	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

UtilitiesA	
Fire Station #	13
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 7/29/2026 8:33:58 AM
Project: 26-80000094
Credit Card Number: 37*****3001
Authorization Number: 228679
Transaction Number: 290726075-D4E8D92B-9C4E-4C72-B0A5-6C3FF094AAED
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PANORAMA LIVING ALF - PRE-APPLICATION	PROJ #: 26-80000094
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/30/26	
RELATED NAMES:	EP JONATHAN M DUAZO	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	18-21-29-300-011A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A 36 BED ALF IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BALMY BEACH DR, NORTHWEST OF ANTIGUA DR	
NO OF ACRES	1	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF BALMY BEACH DR, NORTHWEST OF ANTIGUA DR	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JONATHAN M DUAZO PANORAMA LIVING ALF 23525 SNAFFLEBIT LN SORRENTO FL 32776 (407) 405-1047 [REDACTED]	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

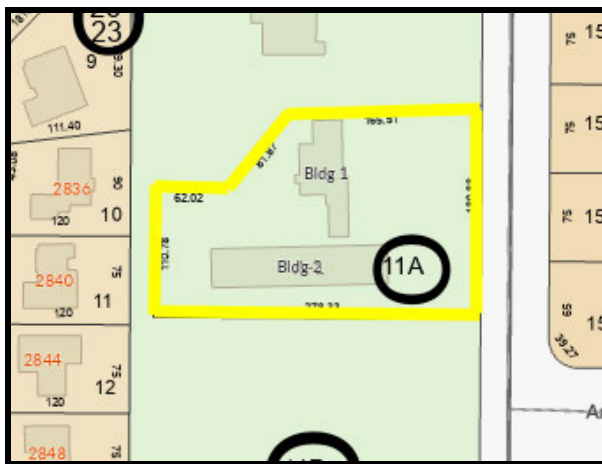
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

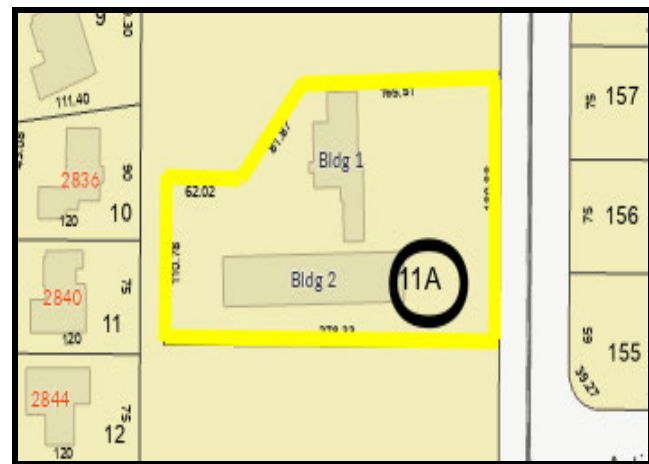
- The zoning of this property is A-1 (Agricultural) and the Future Land Use is LDR (Low Density Residential).
- On November 24, 1997, the Board of Adjustment approved a thirty-six (36) bed Assisted Living Facility; however, due to failure to comply with the fire alarm panel repairs within the prescribed timeframe issued by the Fire Marshal, resulting in a lapse in operation of the Assisted Living Facility for more than one hundred-eighty (180) days, the owners will be required to apply for a new Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review or at rezoning if planning to rezone to a Planned Development (PD).	Info Only
2.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
4.	Buffers and CPTED Chad Harvey	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
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.	Info Only
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
9.	Building Division Daniel Losada	Separate permits are required for each building and standalone structure. Example: Standalone building, structure, dumpster enclosures, fences/gate systems,	Info Only

		signage, access control systems, retaining walls, etc.	
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure.	Info Only
12.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
13.	Comprehensive Planning David German	Proposed site has a Future Land Use of MDR (Medium Density Residential). Per Comprehensive Plan 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... A proposed density of 8 units on approximately 1.02 acres appears consistent with the MDR Future Land use Density of 10 DU/acre.	Info Only
14.	Comprehensive Planning David German	Site has LDR (Low Density Residential) Future Land Use. Allowed uses in LDR include special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. The maximum density is 4 DU/acre (4 Dwelling Units per acre). Based on this, a proposed ALF (Assisted Living Facility) appears consistent with the LDR Future Land Use and must also be compatible with the underlying zoning.	Info Only
15.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies	Info Only
16.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved	Info Only
17.	Comprehensive Planning David German	The site is approximately 1000 ft from Apopka municipal area near the Orange County Boarder. An intergovernmental notice will be sent to Apopka and Orange County.	Info Only
18.	Environmental	Seminole County Utilities will continue to be the provider	Info Only

	Services Maliha Rahman	for water/sewer. No utility work proposed. No review required.	
19.	Natural Resources Christina Seckinger	No environmental issues noted for the special exception.	Info Only
20.	Planning and Development Chad Harvey	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
21.	Planning and Development Chad Harvey	Adjacent Zoning Designations to this property are: North – A-1 (Agriculture) East – R-1 (Single-Family Dwelling) South – A-1 (Agriculture) West – R-1A (Single-Family Dwelling)	Info Only
22.	Planning and Development Chad Harvey	The subject property is located within the Wekiva Study Area. Additional restrictions, regulations and resources regarding this area can be found in the Seminole County Comprehensive Plan, Objective FLU 2.3 Preservation of Natural Resources and the Rural Character of the Wekiva River Protection Area.	Info Only
23.	Planning and Development Chad Harvey	The subject property is located within the Urban Bear Management area and is governed by Chapter 258 of the SCLDC listing Residential and Commercial requirements for Urban Bear Management Areas; specifically Section 258.2 which has specific requirements for refuse disposal and signage for properties within this area.	Info Only
24.	Planning and Development Chad Harvey	The proposed project may be subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
25.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
26.	Planning and Development Chad Harvey	Per Sec. 30.3.6 (Time Limit) of the SCLDC, a new Special Exception approval will be required when the use of land under the special exception has been discontinued or	Info Only

		abandoned for one hundred eighty (180) days or longer, the future use of the land shall revert to the Permitted Uses in the district in which said land is located.	
27.	Planning and Development Chad Harvey	On November 27, 1995, Seminole County approved a twelve (12) resident Assisted Living Facility at this location. On November 24, 1997 (#BA97-11-41SE), Seminole County approved an increase in the total number of residents at this location to thirty-six (36).	Info Only
28.	Planning and Development Chad Harvey	<u>Community Meeting Procedures Section 30.3.5.3</u> • Prior to staff scheduling the required public meetings, 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€ - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign -in sheet, and addresses.	Info Only
29.	Planning and Development Chad Harvey	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land use Map, Zoning Map, Non-Residential Variances and Special Exceptions: <u>Placards</u> 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.	Info Only
30.	Planning and Development Chad Harvey	Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple 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	Info Only

		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	
31.	Planning and Development Chad Harvey	The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested: (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards of Sec. 30.6.10.3 Community Residential Homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: (a) That the location does not create an over concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provision of this Section conflict with the provisions of Section 419.001(3)(c) Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern. (b) In single- and two-family residential districts (including A-1 and RC-1) the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size. (c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its	Info Only

		intensity of land use. (d) A copy of the application to the appropriate State agency shall accompany the application for the special exception. At the time the applicant submits the Special Exception request, they must also provide an affidavit certifying that the proposed facility is not located within a 1,000-foot radius (for facilities with 6 or fewer beds) or a 1,200-foot radius (for facilities with 7-14 beds) of another facility, unless an existing Special Exception has already been approved by Seminole County.	
32.	Planning and Development Chad Harvey	Special Exception Application Process: Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item. Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved) Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.	Info Only
33.	Planning and Development Chad Harvey	The legal description of the property was provided with the submitted survey (drafted on the survey provided. A copy of the legal description of the property in word format will be required at the time of Special Exception application submittal.	Info Only
34.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
35.	Public Safety - Fire Marshal Brenda Paz	Hose Lay: 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 located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA1).	Info Only
36.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
37.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis, Aerial Platform 100, Inside Cramp Angle: 40 degrees, Axle Track: 82.92 inches, Wheel Offset: 5.30 inches,	Info Only

		Tread width: 17.5 inches, Chassis Overhang: 68.99 inches, Additional Bumper Depth: 22 inches, Front Overhang: 90.99 inches, Wheelbase: 270 inches, Overall Length: 581.75 inches, Calculated Turning Radius: Inside Turn: 25 ft. 7 in., Curb to Curb: 41 ft. 8 in., Wall to Wall: 48 ft. 5 in.	
38.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 ft of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1.	Info Only
39.	Marshal Brenda Paz Public Safety - Fire	All the following items shall be acknowledged and added to the stie 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 inch clear space shall be maintained around the circumference of fire hydrants and clear space of not less than 60 inches (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 inches NFPA 1, 18.5.7. 7. Hydrant shall be marked with blue reflector that is placed 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
40.	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.	Info Only

		b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Department before being covered.	
41.	Public Works Engineering Andrew Broxton	There are no traffic or drainage impacts anticipated from this project.	Info Only
42.	Public Works Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061	Info Only
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	507-665-7391	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Public Works – Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	Info Only

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, August 14, 2026, in order to place you on the Wednesday, August 19, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0688

Title:

GOODWILL WEST SANFORD - PRE-APPLICATION

Project Number: 26-80000092

Project Description: Proposed Site Plan to demo loading dock for a new one on 3.51 acres in the PD zoning district located on the north side of SR 46, west of Rinehart Rd

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

Parcel ID: 28-19-30-5NQ-0000-0050

BCC District: 5-Herr

Applicant: Larry Gaboury (407) 335-5029

Consultant: David Beyer (407) 992-6323



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

PROJ. #: 26-80000092

Received: 7/22/26

Paid: 7/27/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Goodwill West Sanford

PARCEL ID #(S): 28-19-30-5NQ-0000-0050

TOTAL ACREAGE: ~~0.17~~ 3.51 BCC DISTRICT: 5

ZONING: PD FUTURE LAND USE: HIPTI

APPLICANT

NAME: Larry Gaboury COMPANY: Goodwill Industries of Central Florida

ADDRESS: 7531 S. Orange Blossom Trail

CITY: Orlando STATE: FL ZIP: 32809

PHONE: (407)-335-5029

EMAIL: [REDACTED]

CONSULTANT

NAME: David Beyer COMPANY: The S/L/A/M Collaborative, Inc.

ADDRESS: 150 N Orange Ave Suite 420

CITY: Orlando STATE: ZIP: 32801

PHONE: (407)- 992- 6323

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Demolition of the existing loading dock, construction of new loading dock, construction of an exterior concrete pad with a canopy.

STAFF USE ONLY

COMMENTS DUE: 8/7 COM DOC DUE: 8/13 DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: HIPTI

LOCATION:
 on the north side of SR 46,
 east of Rinehart Rd

W/S: Seminole County

BCC: 5: Herr

Agenda: 8/14



Seminole County Planning & Development Division
Pre-Application Narrative

PROJECT DESCRIPTION

Goodwill West Sanford is an existing Goodwill of Central Florida facility located at 4516 FL-46 Sanford, FL 32771. Goodwill proposes modifying the existing loading dock to improve operational efficiency. The loading dock modification includes demolition of the existing loading dock and construction of a new loading dock with a different alignment. An exterior concrete pad with a canopy is proposed of approximately 1,440 square feet at the end of the new loading dock to facilitate loading and unloading efficiency.

Additional site work includes regrading within the limits of demolition only, new / replacement of sod and connecting to the existing drainage system that currently collects runoff from the disturbed area. The redesigned site will increase the overall pervious area within the property boundary. Stormwater is currently permitted under St. Johns River Water Management District permit number 29288-8 as an ERP Standard General (40C) permit. No changes are proposed to the existing water and sewer services, parking or traffic at the facility.

USE: DEFORMED, NEW BILLET STEEL PROVIDE GRADES AS INDICATED ON INDICATED, PROVIDE GRADE 60. BARS TO BE WELDED SHALL HAVE A CE OF LESS THAN 0.55%.

150. TYPE I OR II PORTLAND CEMENT, TOTAL ALKALI WHEN CALCULATED AS ASTM C114. PROVIDE FROM ONE SOURCE. DURING PROGRESS OF WORK UNLESS

SAND CONFORMING TO ASTM C33, TO FDOT SECTION 902, WITH FINENESS

WASHED, SOUND CRUSHED NATURAL FLORIDA LIMEROCK. GRADE UNIFORMLY TO CONFORM TO ASTM C33.

CONFORMING TO ASTM C 494 / C 494M,

DESIGN SLUMPS: SLABS ON GRADE UP TO 8 IN THICK: 4 IN.+/- 1 IN WATER CEMENT RATIO SHALL NOT EXCEED 0.50.

REFER TO GROVELAND DETAILS FOR ADDITIONAL UTILITY NOTES.

AND FITTINGS FOR GRAVITY SANITARY SHALL CONFORM TO ASTM 3034, SDR35. WALL THICKENED BELLS OR EXTRUDED SOLVENT WELD JOINTS WILL NOT BE BE RUBBER GASKET PUSH-ON JOINTS. SHALL COMPLY WITH ASTM D3212 AND MUST BE GREEN PIGMENTED AND UL/FM

EACH SERVICE LATERAL, AT ALL WYES DIRECTION AS SHOWN IN THE PLANS. CLEAN-OUTS SHALL BE THE SAME DIAMETER AS THE SERVICE LATERAL.

AND/OR INFILTRATION SHALL BE THE SYSTEM. THE MAXIMUM ALLOWABLE 100 GALLONS PER DAY/PER INCH OF PIPELINE, EXCEPT THAT AN ALLOWANCE OF AN GALLONAGE WILL BE ACCEPTED FOR EACH A BASIC 2-FEET MINIMUM INTERNAL TEST SHALL BE CONDUCTED ONLY IF THE TEST SECTION IS BELOW THE PIPELINE OF THE TEST SHALL NOT BE LESS THAN 2 BE CONDUCTED UNDER THE INSPECTION

MANDREL TESTING OR TV INSPECTION TO ADDRESS ANY DEFICIENCIES IN TESTING RESULTS.

BACKFILL ANY NEWLY CONSTRUCTED HAVE BEEN INSPECTED AND APPROVED

NON-METALLIC PIPE: A 12-GAUGE THHN COPPER ATTACHED TO THE PIPE AT THE 12 O'CLOCK

UNREINFORCED TYPE, 6-INCH WIDE, 4 MILS RESIN, PLASTIC FILM FORMULATED FOR IMPRINTED WITH AN APPROPRIATE LEGEND TO DEFINE TYPE OF UTILITY LINE IT IDENTIFIES.

COLOR BACKGROUNDS IN ACCORD WITH APWA/ULCC UNIFORM COLOR CODE AND ANSI Z53.1, EXCEPT AS FOLLOWS.

YELLOW: NATURAL GAS DISTRIBUTION AND TRANSMISSION.

BLUE BACKGROUND: POTABLE AND

BROWN BACKGROUND: SANITARY AND

PANTONE 522C PURPLE BACKGROUND:

BLUE BACKGROUND: COMPRESSED AIR

BACKGROUND WITH BROWN BAND

BACKGROUND WITH ORANGE BAND

ABATEMENT OF EROSION, SEDIMENTATION, AND ACCORDANCE WITH FLORIDA DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 104, LATEST EDITION.

SUCH AS SILT FENCE AND TEMPORARY AROUND THE PERIMETER OF THE SITE AS PLAN AND AT ALL INLETS TO PROVIDE CONTINUOUS PROTECTION FROM OFFSITE DISCHARGES.

TURBIDITY IS BACKGROUND PLUS 29 NTU OR IS CONSIDERED TO BE 5 NTU UNLESS

SHALL BE WOVEN OR NONWOVEN ALLOWS THE PASSAGE OF WATER AND INHIBITORS AND STABILIZERS TO PROVIDE A EXPECTED USABLE CONSTRUCTION LIFE AT A 120°F. FILTER FABRIC SHALL BE CERTIFIED CONFORM TO SECTION 985 OF THE FDOT ROAD AND BRIDGE CONSTRUCTION, LATEST

CONTROL FEATURES INTO THE PROJECT TIME. CORRECT CONDITIONS, USING DEVELOP DURING CONSTRUCTION TO TIME IT IS PRACTICAL TO CONSTRUCT

EXISTING INLETS IN ACCORDANCE OF

STAKED TYPE WITH STAKES INSTALLED

6 FEET APART AND DRIVEN SECURELY INTO THE GROUND. POSTS MAY BE SOFTWOOD 2.5" DIAMETER, SOFTWOOD 2" X 4", HARDWOOD 1.5" X 1.5", OR STEEL 1.33 LBS/FT.

E. INSTALL SILT FENCE INTO THE GROUND BY EXCAVATING A TRENCH APPROXIMATELY 4 INCHES WIDE X 4 INCHES DEEP ALONG THE LINE OF STAKES AND UPHILL OF THE INLET. INSTALL A MINIMUM OF 8 INCHES OF FILTER FABRIC IN THE TRENCH. BACKFILL TRENCH OVER THE FILTER FABRIC AND COMPACT SOIL. TIE OR STAPLE FILTER FABRIC TO THE STAKES. STAPLES SHALL BE HEAVY-DUTY WIRE AT LEAS ½ INCHES LONG.

F. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A 6 INCH OVERLAP, AND SECURELY SEALED.

7. WRITTEN APPROVAL OF THE EROSION CONTROL PLAN MUST BE RECEIVED FROM THE CITY BEFORE PROCEEDING WITH PROJECT CONSTRUCTION. APPROVAL OF THE PROPOSED PLAN BY THE CITY DOES NOT RELIEVE THE CONTRACTOR FROM MEETING ALL LOCAL, STATE, AND FEDERAL DISCHARGE STANDARDS.

8. CONTRACTOR SHALL INVITE THE CITY COMPLIANCE PERSONNEL TO THE PROJECT PRE-CONSTRUCTION MEETING. THE PRE-CONSTRUCTION MEETING SHALL OCCUR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. THE MEASURES SET FORTH IN THE EROSION CONTROL PLAN ARE INTENDED AS THE MINIMUM STANDARDS. ANY EROSION CONTROL MEASURE BEYOND THAT SPECIFIED IN THE PLAN, THAT ARE REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW, SHALL BE IMPLEMENTED. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT REGULATIONS AND THE FLORIDA STORMWATER EROSION, AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.

10. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY THE CITY'S DESIGNATED COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

11. ALL EROSION PREVENTION AND CONTROL MEASURES MUST BE INSPECTED AND APPROVED BY THE CITY DESIGNATED COMPLIANCE PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITIES. REMOVAL OF THESE SAME EROSION CONTROLS AND PREVENTION MEASURES MAY BE DONE ONLY AFTER AUTHORIZATION IS OBTAINED FROM THE CITY'S DESIGNATED COMPLIANCE PERSONNEL. ANY DEVIATION FROM THIS PROCEDURE MAY RESULT IN AN IMMEDIATE REQUIREMENT FOR WORK STOPPAGE.

12. THE CITY DOES NOT ALLOW EARTHEN DITCH BLOCKS OR DAMS OR OTHER ERODIBLE MATERIAL TO BE PLACED IN LIVE STREAMS, CANALS, OR ACTIVE WATER BODIES. DITCH BLOCKS OR DAMS MUST BE COMPOSED OF NON-ERODIBLE MATERIALS. MATERIALS COMMONLY APPROVED BY THE CITY ARE SHEET PILES, PORTABLE COFFERDAMS, INFLATABLE WATER STRUCTURES, AND OTHER COMPARABLE DEVICES.

13. HAY BALES ARE NOT ALLOWED AS AN EROSION CONTROL DEVICE WITHIN THE SJRWM DISTRICT.

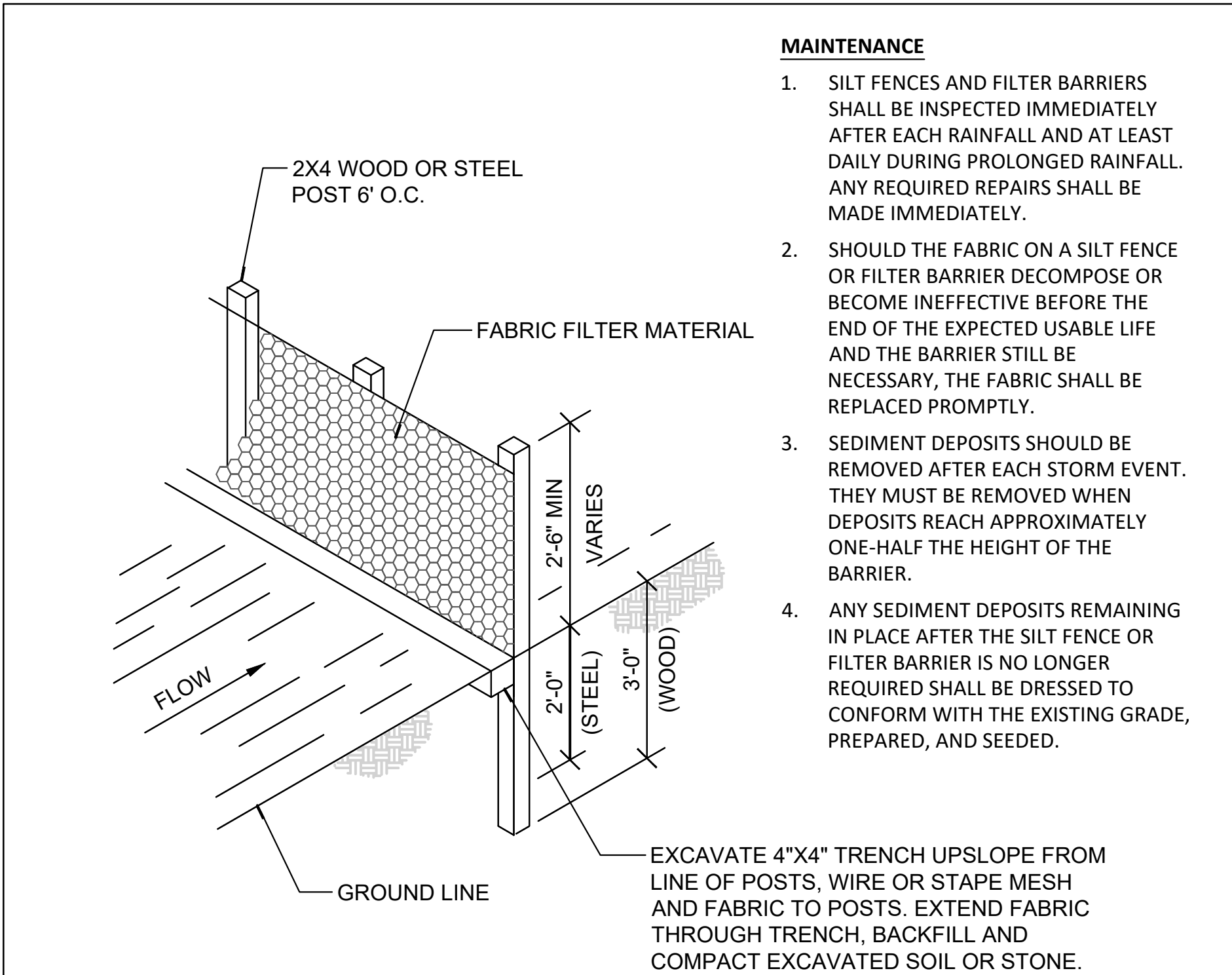
14. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR OR ITS DESIGNEE TO DETERMINE THE EFFECTIVENESS OF SEDIMENT AND EROSION CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY. ALL SEDIMENT, EROSION, AND TURBIDITY CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR ITS DESIGNEE TO DEVELOP CONTINGENCY PLANS FOR DEALING WITH ALL WEATHER CONDITIONS, INCLUDING THE SEVERE RAIN EVENTS (MORE THAN TWO (2) INCHES IN FOUR (4) HOURS) WHICH MAY OCCUR REPEATEDLY DURING THE SUMMER MONTHS, AS SPECIFIED IN THE GROVELAND LAND DEVELOPMENT REGULATIONS.

16. THE CITY MAY ELECT TO RESTRICT OR PROHIBIT CERTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES DUE TO POOR PERFORMANCE OR BECAUSE THE DEVICE(S) MAY INCREASE ENVIRONMENTAL DEGRADATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR ITS DESIGNEE TO INQUIRE ABOUT THESE RESTRICTIONS.

17. CONTRACTOR SHALL SUBMIT A TURBIDITY CONTROL PLAN WHERE WORK IS WITHIN 10 FT. OF WATER BODIES AND/OR WETLAND LIMITS TO THE CITY'S COMPLIANCE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STORM POND(S) OR TURBIDITY CURTAIN.

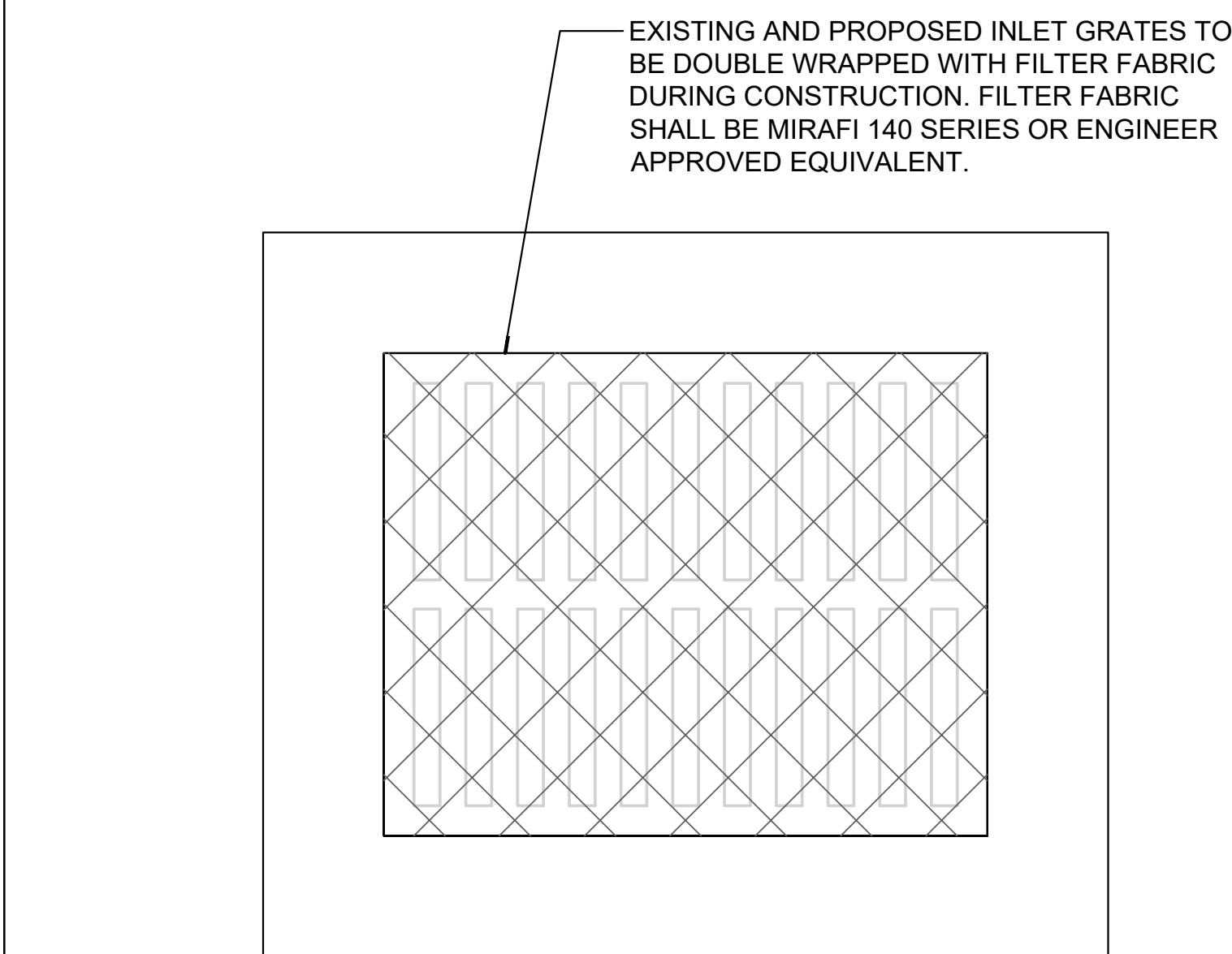
18. CONTRACTOR SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT EVERY 7 DAYS AND 24 HOURS AFTER A RAIN EVENT EXCEEDING HALF AN INCH OF RAIN.



FABRIC SILT FENCE

SCALE: SCALE

1
XC-101 C-001



MAINTENANCE

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

INLET PROTECTION

SCALE: SCALE

2
XC-101 C-001

CLIENT

GOODWILL INDUSTRIES
OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM
TRAIL ORLANDO, FL 32809



GOODWILL WEST
SANFORD
4516 FL-46
SANFORD, FL 32771

SEAL/SIGNATURE

KEVIN G. KLUEH, PE
FL 53566

ISSUED FOR		
#	DESCRIPTION	DATE
0	CONCEPT REVIEW	04/01/26
1	-	-
2	-	-
3	-	-
4	-	-
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REVISION		
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GENERAL
NOTES

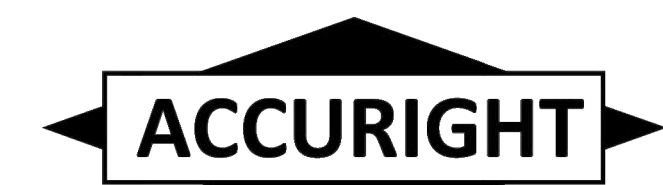
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JOB NO.	SLAM26080.00
DATE	04/XX/2026
DRAWN	C. TSE
CHECKED	K. KLUEH
SCALE	1" = 10'

C-001

SHEET NO.

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MAP OF SURVEY



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30'	JOB #60494	SHEET 1 OF 1
DRAWN BY: GS		

PREPARED FOR:
GOODWILL INDUSTRIES

SUBDIVISION NAME: SEMINOLE CROSSINGS

LOCATION:
4516 WEST STATE ROAD 46,
SANFORD, FL. 32771

LEGEND

[illegible]

TREE CHART
 1-13" PALM
 2-12" PALM
 3-15" PALM
 4-14" PALM
 5-8" LIVE OAK
 6-16" PALM
 7-8" CRAPPE MYRTLE
 8-12" PALM
 9-6" OAK
 10-4" CRAPPE MYRTLE
 11-5" CRAPPE MYRTLE
 12-5" MAGNOLIA
 13-5" MAGNOLIA
 14-4" CRAPPE MYRTLE
 15-4" CRAPPE MYRTLE
 16-6" MAGNOLIA
 17-6" MAGNOLIA
 18-3" CRAPPE MYRTLE
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 31-3" MAGNOLIA
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 33-3" CRAPPE MYRTLE
 34-18" LIVE OAK
 35-23" LIVE OAK

SURVEY DATE: 05/05/26

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TOPOGRAPHIC SURVEY

Digitally signed
by Frank A
Raymond III
Date: 2026.05.27
14:42:10 -04'00'

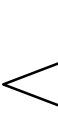
FRANK A. RAYMOND, III, PSM 5325
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE
SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
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CF#SC55-1190T-58 OT58

 SLAM

The S/L/A/M Collaborati

150 N ORANGE AVE.
STE 420
ORLANDO, FL 32801
407.992.6300

CLIENT

GOODWILL INDUSTRIES
OF CENTRAL FLORIDA



GOODWILL WEST
SANFORD
4516 FL-46
SANFORD, FL 32771

SEAL/SIGNATURE

KEVIN G. KLUEH, PE
FL 53566

ISSUED FOR		
#	DESCRIPTION	DATE
0	CONCEPT REVIEW	04/01/26
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REVISION		
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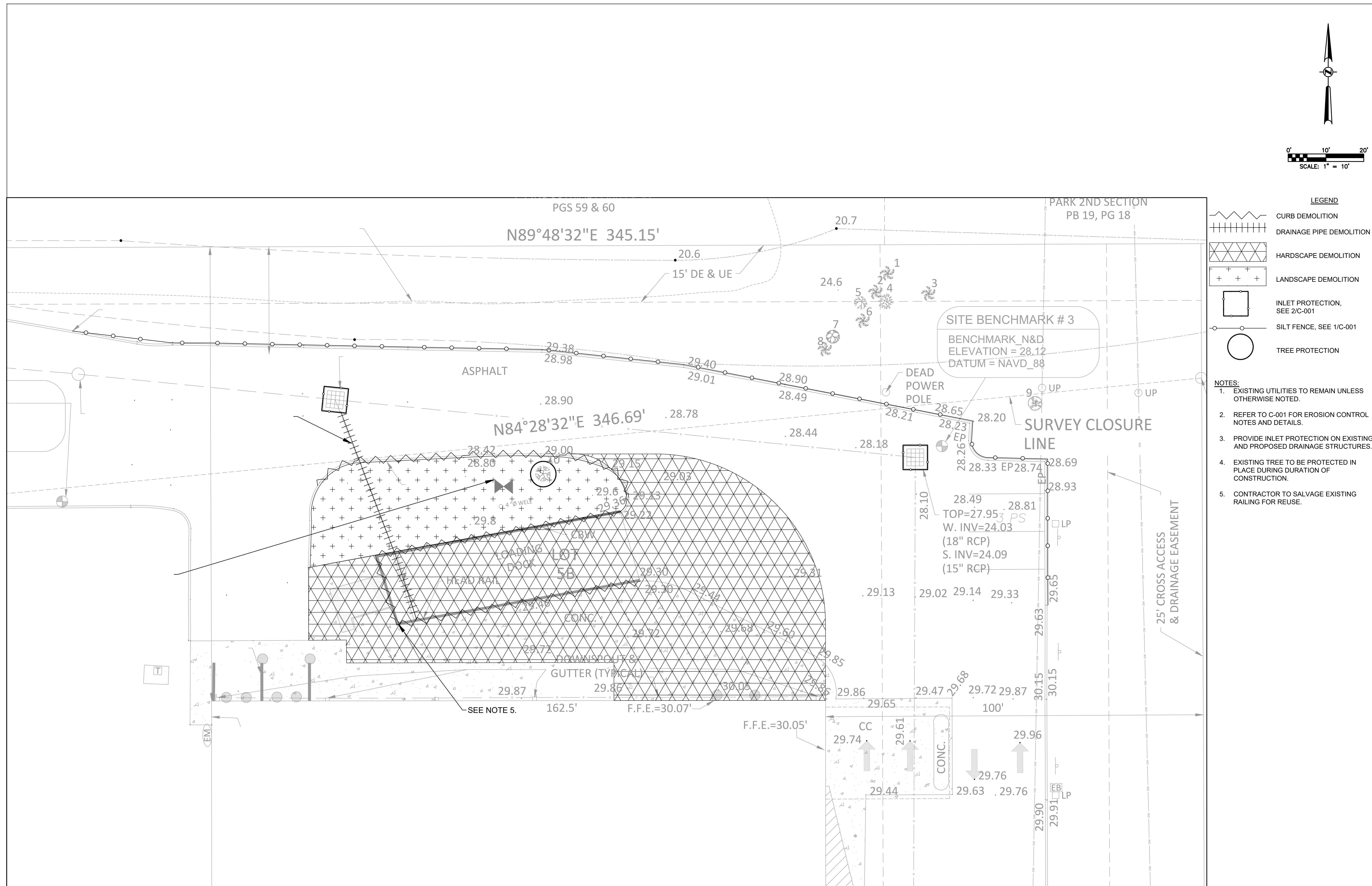
EXISTING CONDITIONS

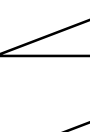
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DATE	04/XX/2021
DRAWN	C. TSI
CHECKED	K. KLUEN
SCALE	1" = 10'

EC-101

SHEET NO. _____

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 **SLAM**

The S/L/A/M Collaborative

150 N ORANGE AVE.
STE. 420
ORLANDO, FL 32801
407.992.6300

GOODWILL INDUSTRIES
OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM
TRAIL ORLANDO, FL 32809



GOODWILL WEST
SANFORD
4516 FL-46
SANFORD, FL 32771

AL/SIGNATURE

EVIN G. KLUEH, PE
FL 53566

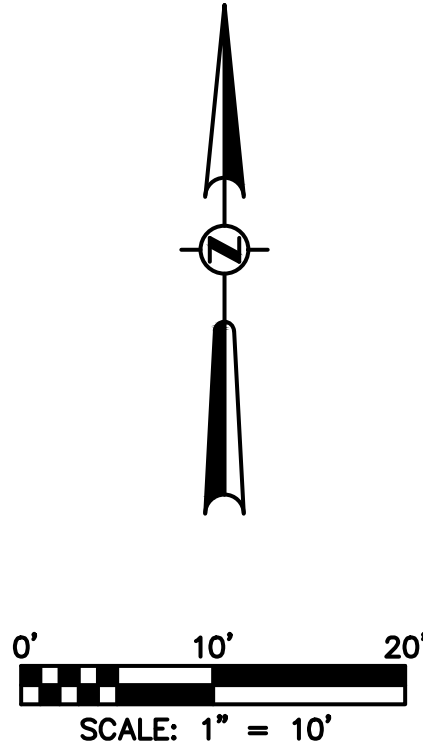
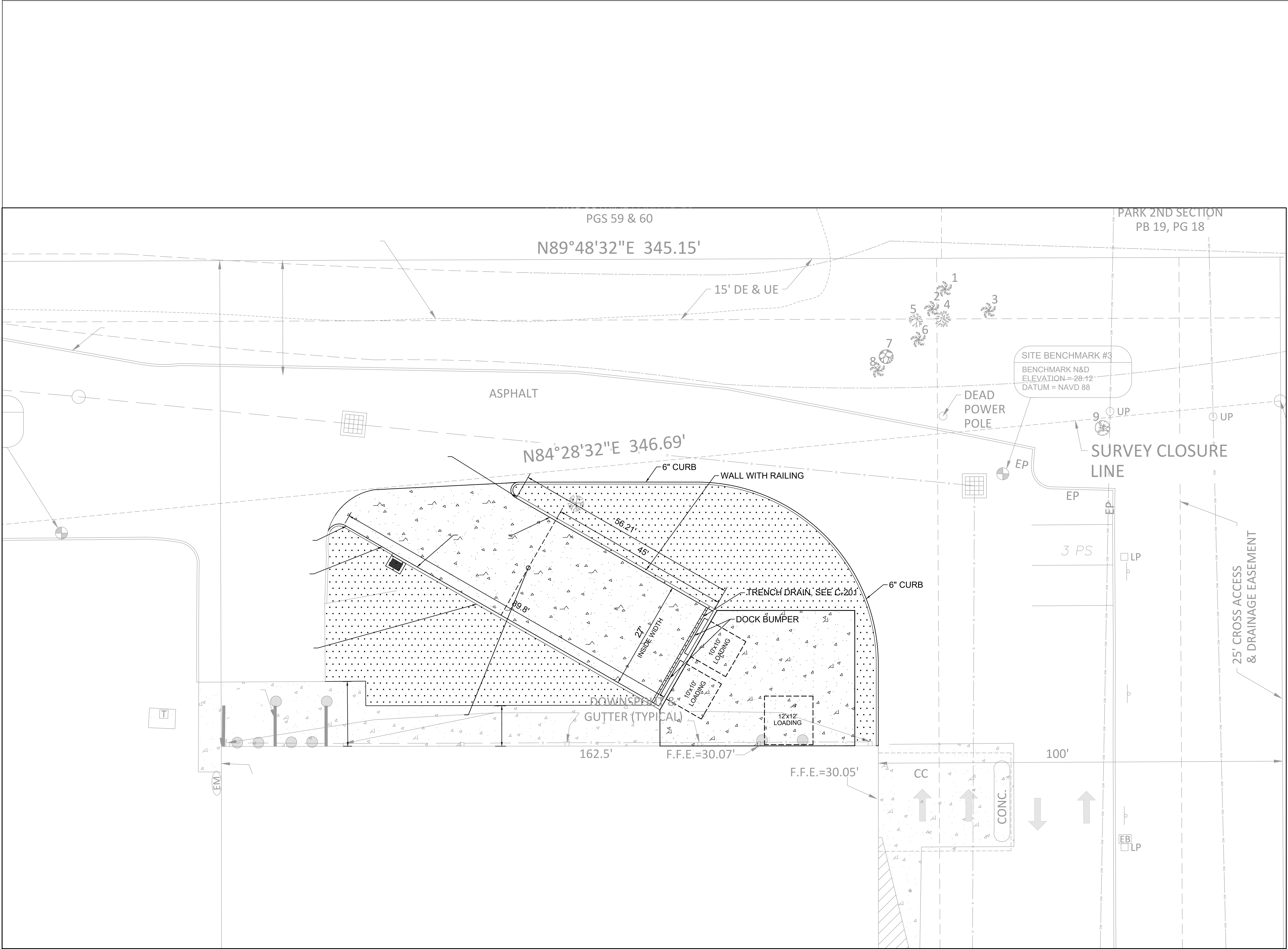
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DEMOLITION & EROSION CONTROL PLAN

EET TITLE	
B NO.	SLAM2608.0
TE	04/XX/202
LAWN	C. TS
CHECKED	K. KLUE
SCALE	1" = 1

KC-101

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LEGEND

	LANDSCAPE AREA
	CONCRETE LOADING DOCK
	CONCRETE PAVEMENT

- NOTES:
1. EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
 2. REFER TO C-001 FOR EROSION CONTROL NOTES AND DETAILS.

	EXISTING	PROPOSED
PROJECT AREA	7,308 SF	7,308 SF
IMPERVIOUS AREA	5,620 SF	3,645 SF
PERVIOUS AREA	1,688 SF	3,663 SF

The S/L/A/M Collaborative

150 N ORANGE AVE.
STE 420
ORLANDO, FL 32801
407.982.6300

CLIENT

GOODWILL INDUSTRIES OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM TRAIL ORLANDO, FL 32809

GOODWILL WEST SANFORD
4516 FL-46
SANFORD, FL 32771

SEAL/SIGNATURE

KEVIN G. KLUEH, PE
FL 53566

ISSUED FOR		
#	DESCRIPTION	DATE
0	CONCEPT REVIEW	04/01/26
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OVERALL SITE PLAN

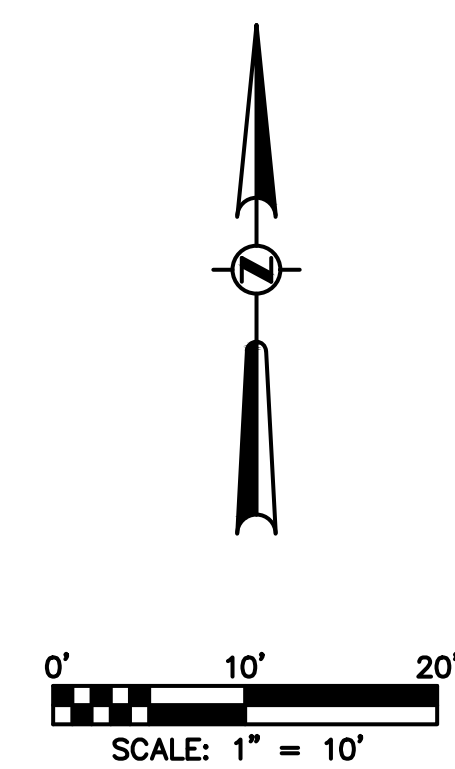
SHEET TITLE

JOB NO.	SLAM26080.00
DATE	04/XX/2026
DRAWN	C. TSE
CHECKED	K. KLUEH
SCALE	1" = 10'

C-101

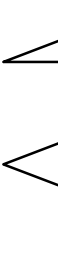
SHEET NO.

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<u>LEGEND</u>	
TOC	TOP OF CURB
BOC	BACK OF CURB
M.E.	MATCH EXISTING
TOW	TOP OF WALL
BOW	BACK OF WALL

NOTES:
1. ELEVATION ARE BASED UPON THE SURVEY PROVIDED BY ACCURIGHT ON 05/05/26.



The S/L/A/M Collaborative

150 N ORANGE AVE.
STE 420
ORLANDO, FL 32801
407.992.6300

CLIENT

GOODWILL INDUSTRIES
OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM
TRAIL ORLANDO, FL 32809



**GOODWILL WEST
SANFORD**
4516 FL-46
SANFORD, FL 32771

SEAL/SIGNATURE

KEVIN G. KLUEH, PE
FL 53566

ISSUED FOR		
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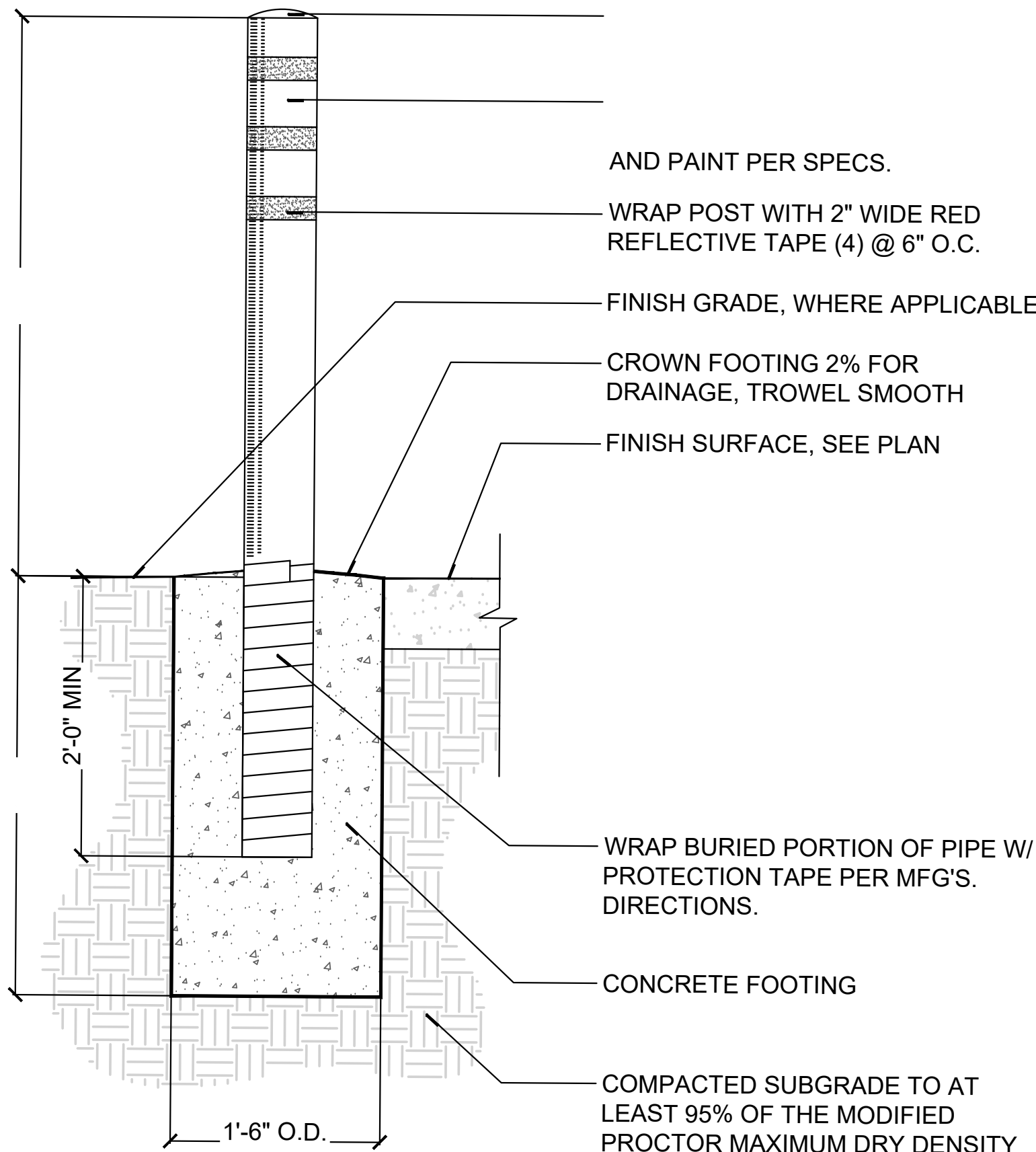
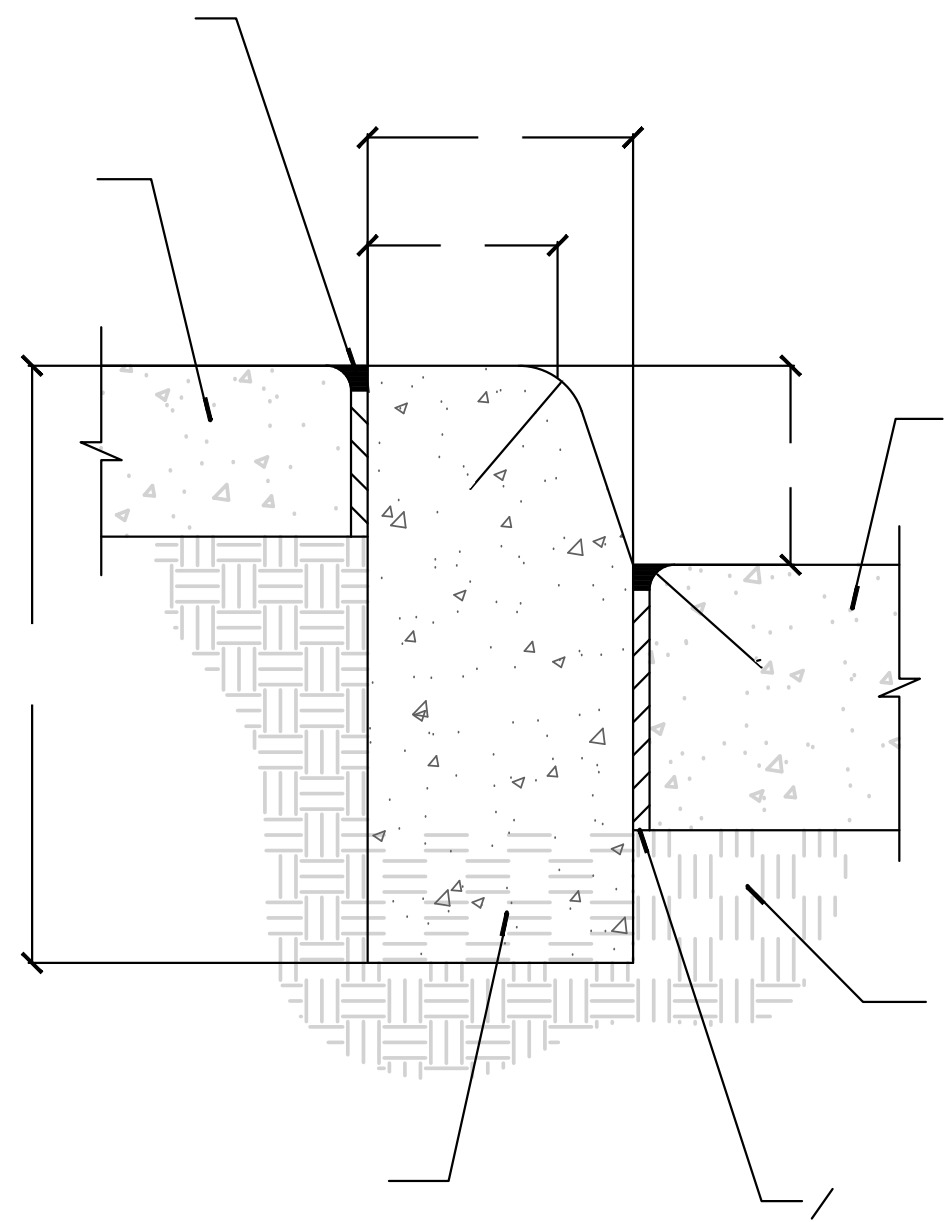
GRADING PLAN

SHEET TITLE	
JOB NO.	SLAM26080.0
DATE	04/XX/202
DRAWN	C. TS
CHECKED	K. KLUE
SCALE	1" = 1

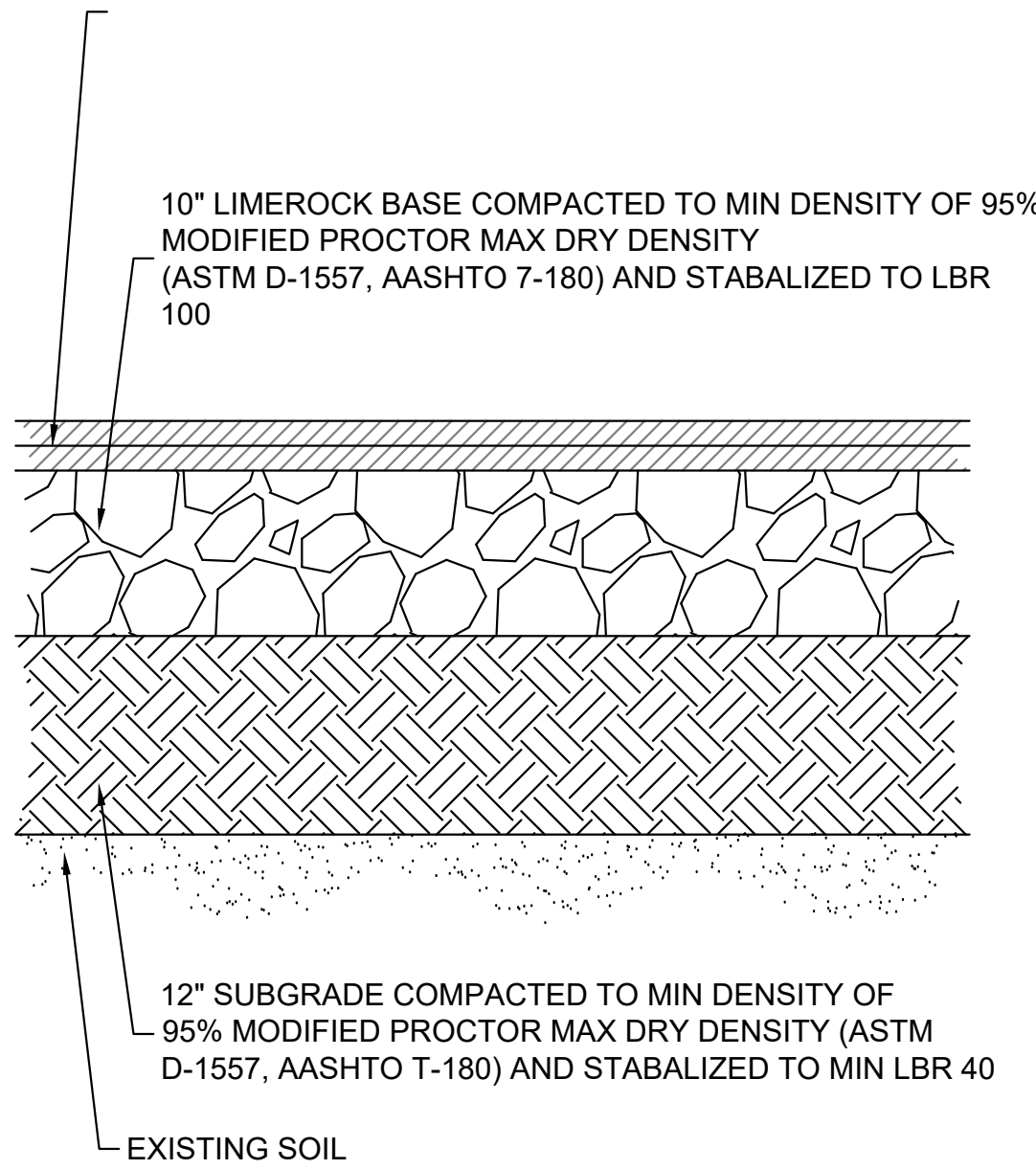
C-201

SHEET NO. _____

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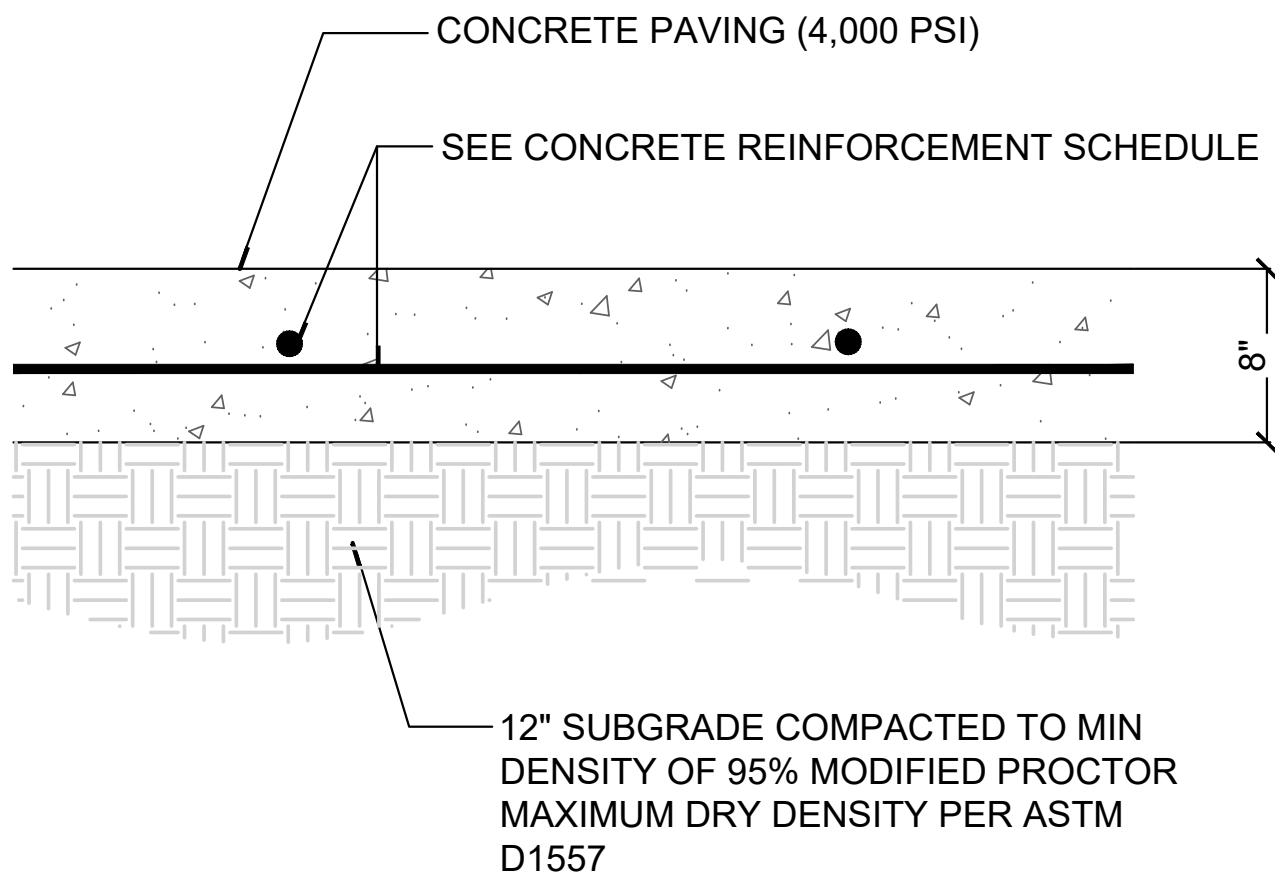


BOLLARD (ROADWAY)

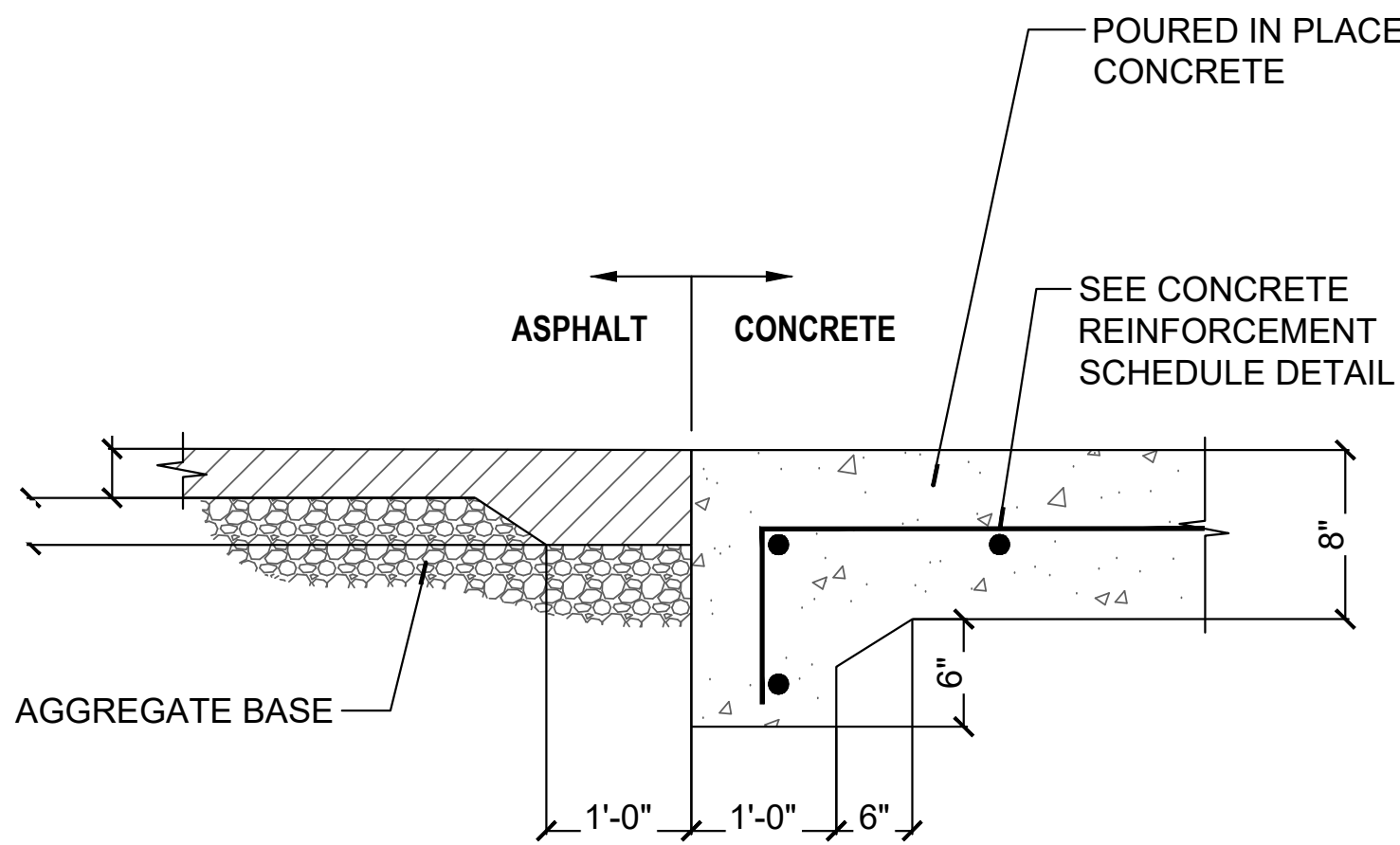
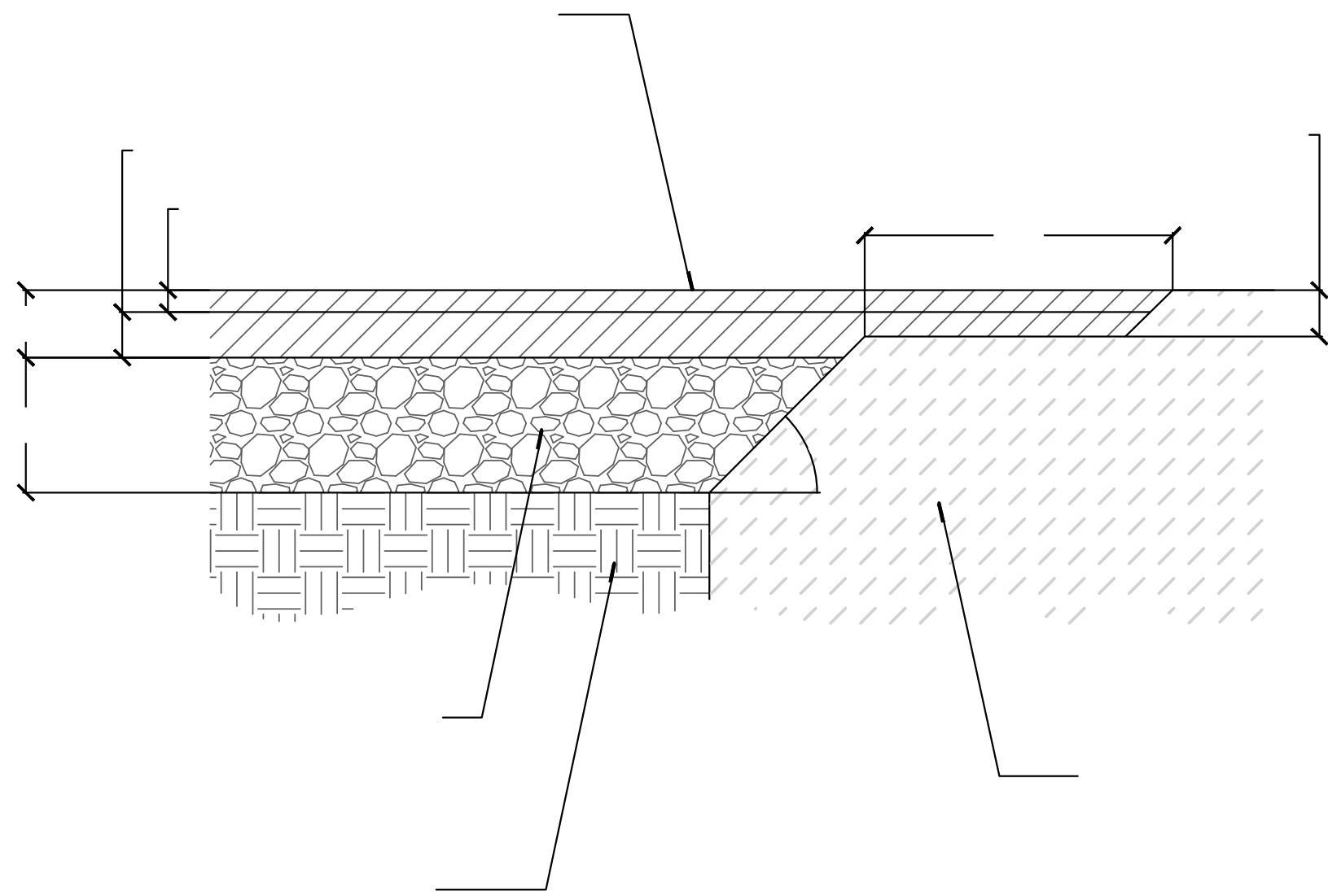


NOTES:
1. REFER TO GEOTECHNICAL REPORT DATED XX/XX/XXXX.

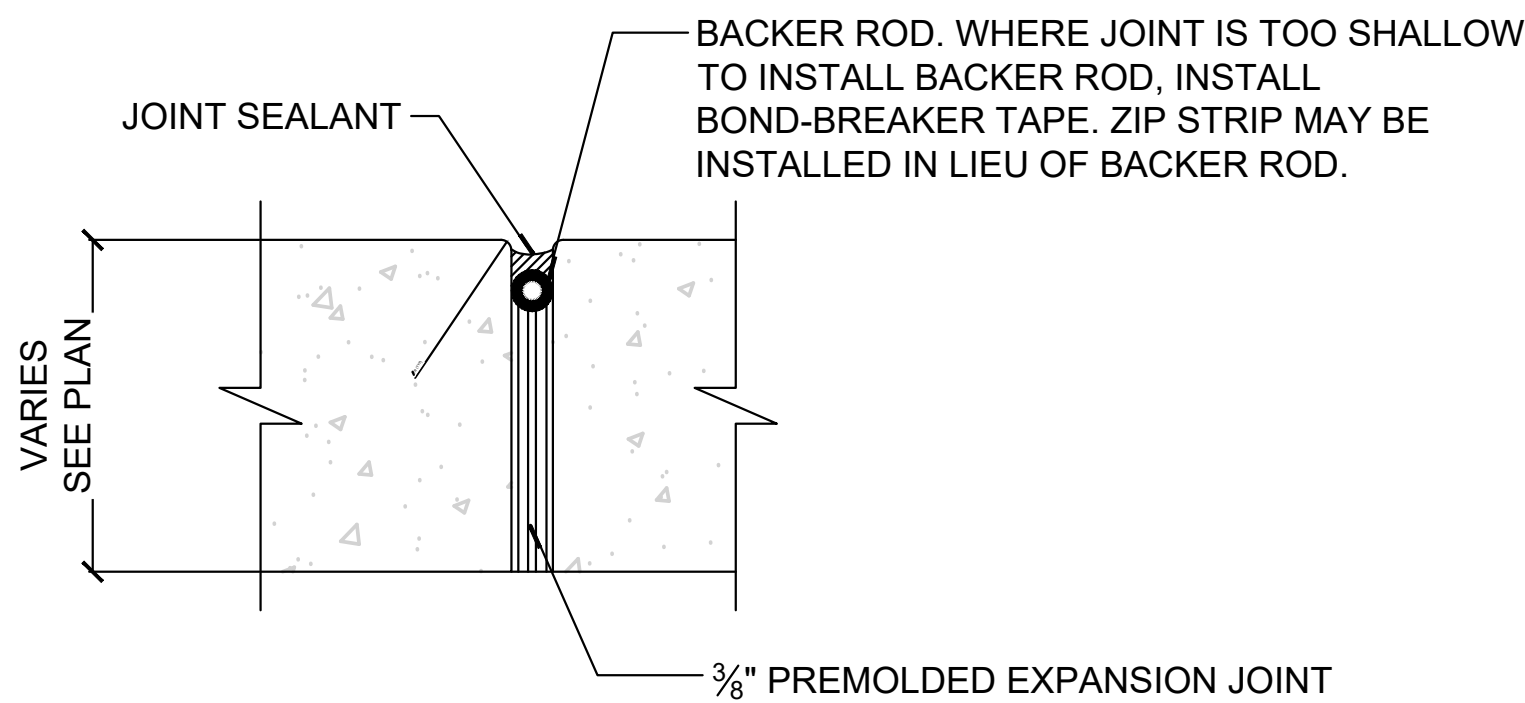
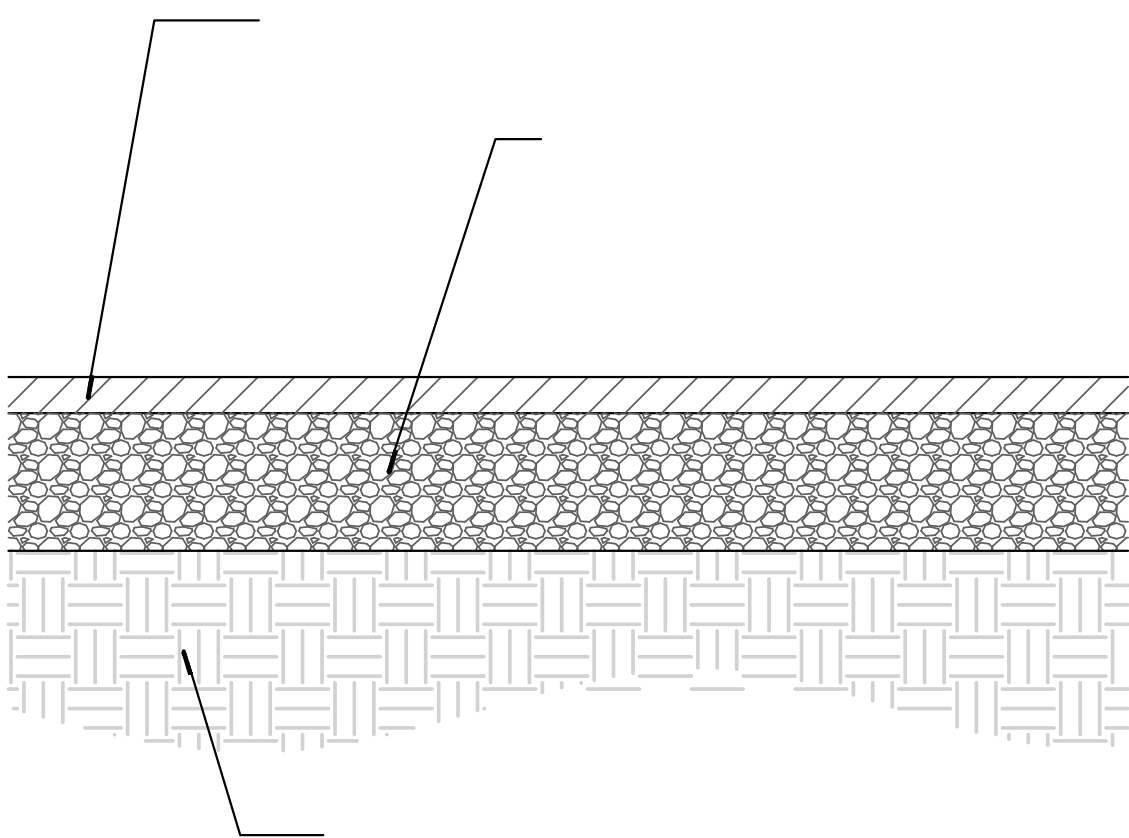
HEAVY DUTY ASPHALT



CONCRETE PAVING



ASPHALT TO CONCRETE PAVING TRANSITION (8-INCH)



EXPANSION JOINT

DEPTH OF CONCRETE	REINFORCEMENT	SLIP DOWELS
6"	#4 REBAR, 18" O.C. EA. WAY, CENTER IN SLAB DEPTH, 2" MIN. CLEAR ALL SIDES	5/8" DIA. SMOOTH DOWEL IN A 1" DIA. HOLE, 24" LONG @ 18" O.C.
8"	#5 REBAR, 18" O.C. EA. WAY, CENTER IN SLAB DEPTH, 3" MIN. CLEAR ALL SIDES	5/8" DIA. SMOOTH DOWEL IN A 1" DIA. HOLE, 24" LONG @ 18" O.C.

NOTES:
1. SPEED DOWELS SHALL BE USED BETWEEN TWO NEW POURS.
2. CONCRETE SHALL BE 4,000 PSI.

CONCRETE REINFORCEMENT SCHEDULE (BOH)

CLIENT
GOODWILL INDUSTRIES
OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM
TRAIL ORLANDO, FL 32809

goodwill
GOODWILL WEST
SANFORD
4516 FL-46
SANFORD, FL 32771

ISSUED FOR		
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CIVIL DETAILS

SHEET TITLE	
JOB NO.	SLAM26080.00
DATE	04/XX/2026
DRAWN	C. TSE
CHECKED	K. KLUEH
SCALE	X" = XX

C-450

CLIENT
GOODWILL INDUSTRIES
OF CENTRAL FLORIDA

7531 S. ORANGE BLOSSOM
TRAIL ORLANDO, FL 32809



GOODWILL WEST
SANFORD
4516 FL-46
SANFORD, FL 32771

SEAL/SIGNATURE

KEVIN G. KLUEH, PE
FL 53566

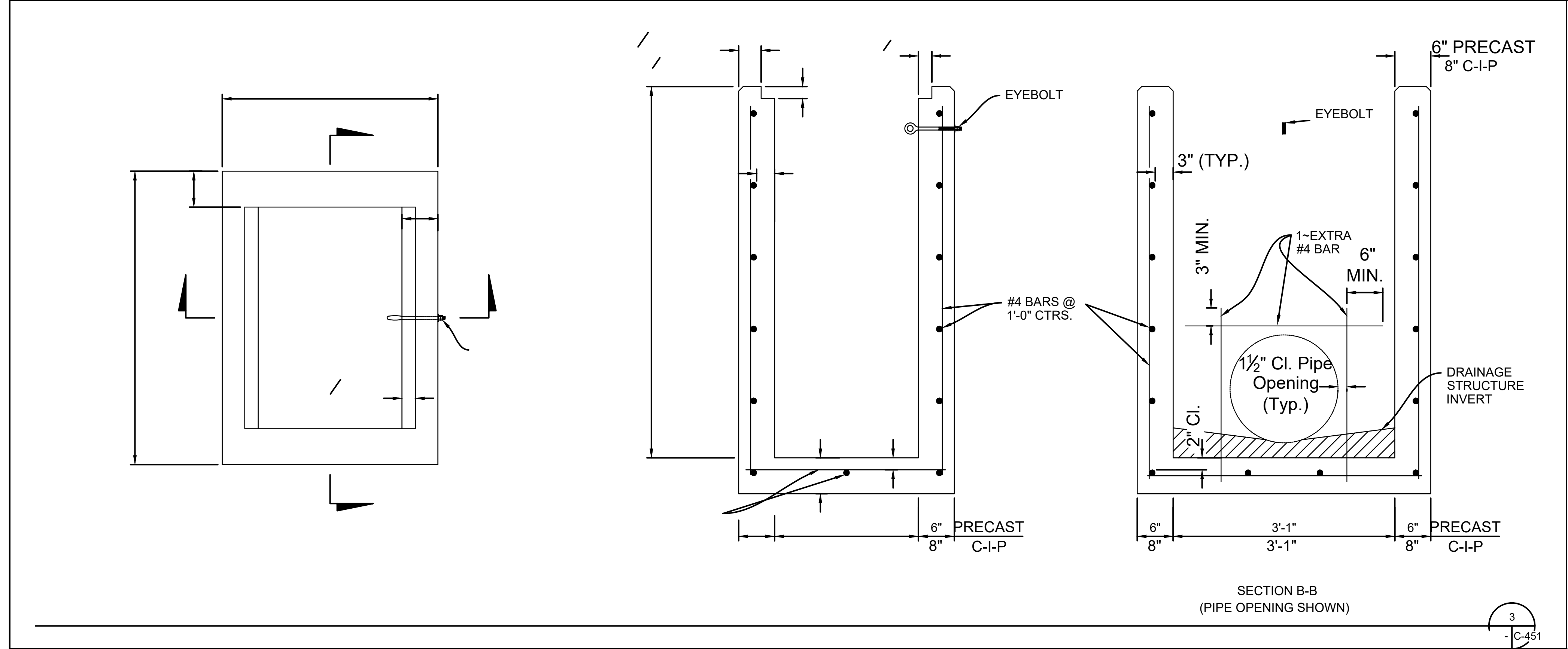
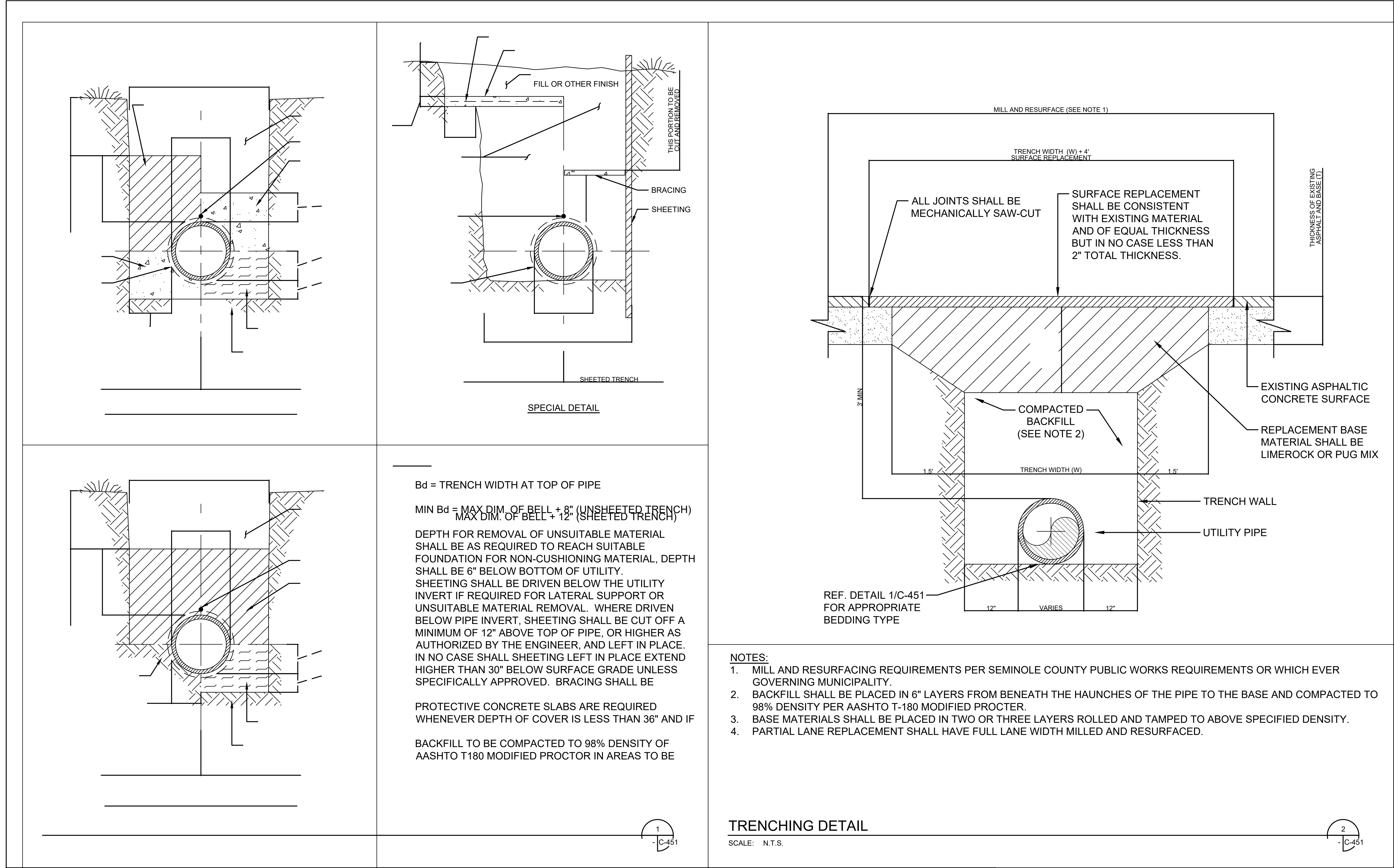
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CIVIL DETAILS

SHEET TITLE
JOB NO. SLAM26080.00
DATE 04/XX/2026
DRAWN C. TSE
CHECKED K. KLUEH
SCALE X" = XX

C-451

SHEET NO.
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PROPERTY RIGHTS RESERVED ©



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

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

Receipt Details

Date: 7/27/2026 9:42:40 AM
Project: 26-80000092
Credit Card Number: 55*****3130
Authorization Number: 095473
Transaction Number: 270726C53-62C5E172-42BB-4CBA-9E58-6CD682F13C20
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	GOODWILL WEST SANFORD - PRE-APPLICATION	PROJ #: 26-80000092
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/29/26	
RELATED NAMES:	EP DAVID BEYER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	28-19-30-5NQ-0000-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMO LOADING DOCK FOR A NEW ONE ON 3.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, WEST OF RINEHART RD	
NO OF ACRES	3.51	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF RINEHART RD	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LARRY GABOURY GOODWILL INDUSTRIES OF CENTRAL FLORIDA 7531 S ORANGE BLOSSOM TRL ORLANDO FL 32809 (407) 335-5029	DAVID BEYER THE S/L/A/M COLLABORATIVE INC 150 N ORANGE AVE STE 420 ORLANDO FL 32801 (407) 992-6323	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

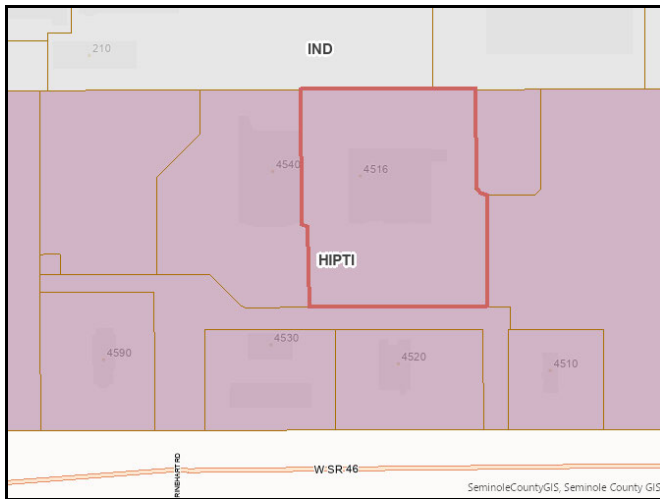
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

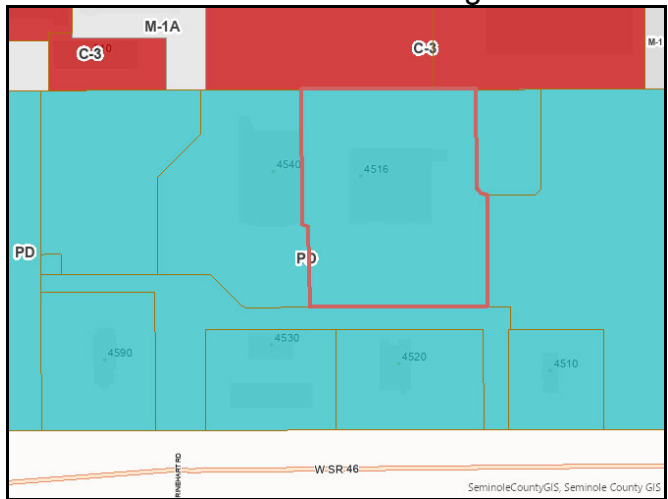
- The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is zoned PD (Planned Development).
- This property is located within Parcel E of the ZOM Interstate Planned Development and is subject to all conditions of the approved Development Order and Developer's Commitment Agreements (and subsequent addenda).
- The proposed improvements will require a Site Plan application.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	All buffers existing should be in compliance with the ZOM Seminole Interstate PD.	Info Only
2.	Buffers and CPTED	All parking lot landscaping should be in compliance with SCLDC Sec. 30.14.13. - Parking lot landscaping. A total planting area of thirty (30) square feet per parking space shall be required. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.	Info Only
3.	Buffers and CPTED	Based on the scope of the work, it does not appear any landscaping is affected. Please ensure the irrigation timer that is installed in this area is maintained and connected. The approved site plan for the site requires interior landscaping to cover 10% of parking area and one (1) tree every 200 sq ft.	Info Only
4.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
6.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only

9.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	Proposed site has a Future Land Use of HIPTI. See Comprehensive Plan "Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards" for more information. Any modification to the site needs to be consistent with the PD requirements or an amendment to the PD may be required.	Info Only
11.	Environmental Services	Seminole County Utilities has no objection to the proposed loading dock as no utility work is required.	Info Only
12.	Natural Resources	No Review Required.	Info Only
13.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
14.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only

15.	Planning and Development	Please advise, these comments refer to the Seminole County Land Development Code (SCLDC) update as approved via Ordinance 2026-12, effective as of August 1st, 2026. The ordinance can be found at the following link: https://seminolecountyfl.legistar.com/View.ashx?M=F&ID=15674243&GUID=D31D3BCD-22D6-4645-9618-189634B7CDAD	Info Only
16.	Planning and Development	This property is located within the ZOM Interstate Planned Development. Any development on this parcel is subject to the provisions contained within DO #96-006 and DCA #96-009 as well as subsequent addenda (1 and 2). The subject property is located within Parcel E as depicted on the approved Master Development Plan.	Info Only
17.	Planning and Development	Required building setbacks per the ZOM Interstate PD are as follows: Front yard- twenty-five (25) feet Side yard- zero (0) feet Rear yard- ten (10) feet	Info Only
18.	Planning and Development	Open space in parcel E is required to be 3.18 acres. The overall PD should maintain twenty-five (25) percent open space. While transfers from parcels can occur during Site Plan in accordance with the DCA, open space upon any parcel shall not be less than ten (10) percent of the gross area. It will be required to show compliance with overall open space at time of Site Plan.	Info Only
19.	Planning and Development	Maximum building height is thirty-five (35) feet.	Info Only
20.	Planning and Development	Please advise, outdoor lighting proposed will require a separate permit. The maximum height for light poles per the approved DCA is twenty (20) feet from grade and should be directed away from any residential properties. Please also note, the footcandle value at property line shall not exceed 0.5.	Info Only
21.	Planning and Development	The maximum building size across Parcel E (containing lots 5A and 5B) is 149,410 sq. ft.	Info Only
22.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) may be required per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only

24.	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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 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
25.	Public Safety - Fire Marshal	Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.5.2 (2021). Verify that stabilized road can hold 39 tons.	Info Only
26.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only

27.	Public Safety - Fire Marshal	Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.5.2 (2021). Verify that stabilized road can hold 39 tons.	Info Only
28.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only
29.	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
30.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
31.	Public Works - Engineering	The proposed project is located within the Lake Monroe (L-S Canal) drainage basin.	Info Only
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
33.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Power CT Outfall Canal.	Info Only
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Power CT Outfall Canal.	Info Only
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering if any additional impervious is proposed.	Info Only

38.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required if any changes to the floodplain are made. For more information, contact FEMA at www.fema.gov	Info Only
39.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0689

Title:

APS FACILITY - SSFLUA & REZONE

Project Number: 26-20000008

Project Description: Proposed Small Scale Future Land Use Amendment from HIPTI and PD to IND and Rezone from A-1 and PD to M-1 on 7.03 acres on the west side of N Elder Rd, southwest of School St

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

Parcel ID: 16-19-30-5AC-0000-030J+++

BCC District: 5-Herr

Applicant: BRYAN POTTS (407) 982-9878

Consultant: N/A



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

PROJ. #: **26-20000008**

RECEIVED 07/21/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
☐ LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
☐ SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
☒ SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$1,550</u> = <u>\$5,050</u> TOTAL SSFLUA AND REZONE FEE	
☐ TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
☐ TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
☐ REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
☐ PD REZONE**	
☐ PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
☐ PD FINAL DEVELOPMENT PLAN	\$1,000
☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
☐ PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
☐ PD MINOR AMENDMENT	\$1,000
☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)	
☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: APS Facility	
PARCEL ID #(S): 16 19 30 5AC 0000 030J	
LOCATION: North Elder Road	
EXISTING USE(S): Single Family	PROPOSED USE(S): Office and Warehouse
TOTAL ACREAGE: 0.018 (combined for a total of 7.03)	BCC DISTRICT: District 5
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: A-1 /PD	PROPOSED ZONING: M1
CURRENT FUTURE LAND USE: HIPTi /PD	PROPOSED FUTURE LAND USE: IND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Bryan Potts, P.E.		COMPANY: Tannath Design, Inc.
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32835
PHONE: 407-982-9878	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Keith Carson, Manager of HCME, LLC		
ADDRESS: 1420 Martin Luther King Jr Blvd		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-792-1360	EMAIL: [REDACTED]	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

VESTING:

TEST NOTICE:

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

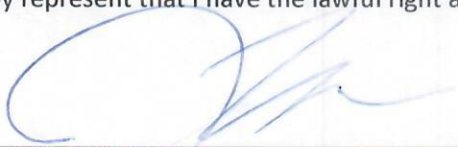
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

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

06/02/2026**DATE**

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: HCME, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Jon Hall	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Keith Carson	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Cinda S Keegan	CFO	1420 Martin Luther King Jr Blvd, Sanford FL 32771	0

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

06/02/2026

Date

Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026, by Jon Hall Jr., who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public



Print, Type or Stamp Name of Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: SRY Elder Road, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Steve Young	Manager	6010 Feather Lane, Sanford FL 32771	100

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

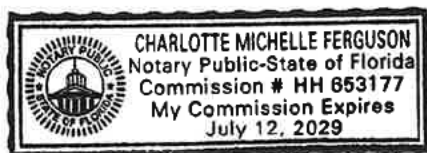
6-12-26

Date

Bryan Potts
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2026, by Bryan Potts, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Charlotte Ferguson
Signature of Notary Public

Charlotte Ferguson
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Jon M Hall Jr, Manager of HCME, LLC, the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-030J hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

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

06/02/2026
Date


Property Owner's Signature
Jon M Hall Jr. Manager
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jon M. Hall Jr. (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of June, 2026




Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Steve Young, Manager of Sry Elder Road, LLC, the owner of record for the following described property [Parcel ID Number(s)] See attached sheet. hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

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

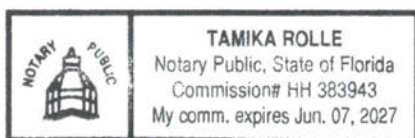
Date 6/18/20

[Signature]
Property Owner's Signature

Steve Young
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Steve Young (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 18th day of JUNE, 2020.



[Signature]
Notary Public

Owner: Sry Elder Road LLC

16-19-30-5AC-0000-0300

16-19-30-5AC-0000-030A

16-19-30-5AC-0000-030B

16-19-30-5AC-0000-030C

16-19-30-5AC-0000-030D

16-19-30-5AC-0000-030E

16-19-30-5AC-0000-030F

16-19-30-5AC-0000-030G

16-19-30-5AC-0000-030H

16-19-30-5AC-0000-029A

Owner: HCME, LLC

16-19-30-5AC-0000-030J

2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030J**
 Property Address: **1040 N ELDER RD SANFORD, FL 32771**
 Owners: **HCME LLC**
 2026 Market Value \$104,270 Assessed Value \$104,270 Taxable Value \$104,270
 2025 Tax Bill \$827.01 Tax Savings with Non-Hx Cap \$28.83
 The 1 Bed/1 Bath Single Family property is 775 SF and a lot size of 0.18 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	16-19-30-5AC-0000-030J
Property Address	1040 N ELDER RD SANFORD, FL 32771
Mailing Address	1420 MARTIN LUTHER KING JR BLVD SANFORD, FL 32771
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$40,020	\$21,066
Depreciated Other Features	\$2,250	\$1,500
Land Value (Market)	\$62,000	\$40,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$104,270	\$62,566
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,420
P&G Adjustment	\$0	\$0
Assessed Value	\$104,270	\$59,146

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$855.84
Tax Bill Amount	\$827.01
Tax Savings with Exemptions	\$28.83

Owner(s)

Name - Ownership Type
 HCME LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, July 21, 2026

Legal Description

S 55 FT OF E 175 FT OF N 1/2
OF LOT 30 (LESS RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$104,270	\$0	\$104,270
SCHOOLS	\$104,270	\$0	\$104,270
FIRE	\$104,270	\$0	\$104,270
ROAD	\$104,270	\$0	\$104,270
WATER MANAGEMENT DISTRICT	\$104,270	\$0	\$104,270

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/30/2026	\$124,000	11030/0691	Improved	Yes
PROBATE RECORDS	1/29/2025	\$100	10764/0291	Improved	No

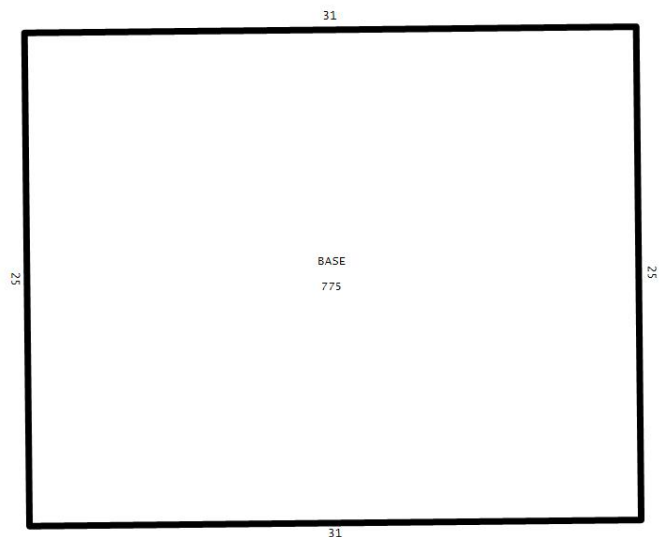
Land

Units	Rate	Assessed	Market
1 Lot	\$62,000/Lot	\$62,000	\$62,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	775
Total Area (ft ²)	775
Constuction	SIDING GRADE 3
Replacement Cost	\$76,229
Assessed	\$40,020

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1961	1	\$3,750	\$2,250

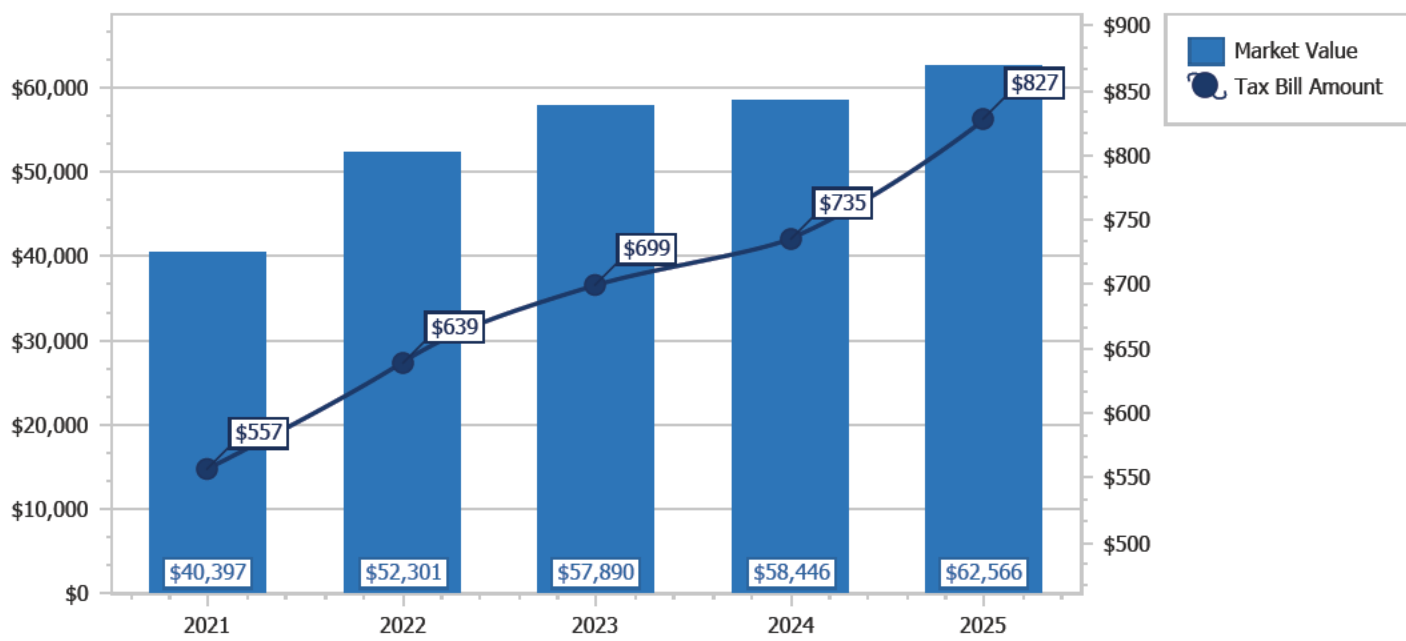
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



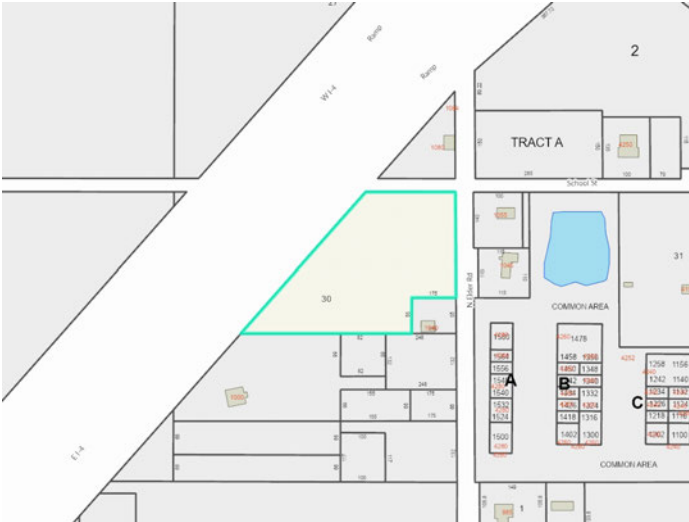
Copyright 2026 © Seminole County Property Appraiser

2026 Property Record Card



Parcel: **16-19-30-5AC-0000-0300**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$849,322 Assessed Value \$835,501 Taxable Value \$835,501
 2025 Tax Bill \$10,718.93 Tax Savings with Non-Hx Cap \$528.53
 Vac Industrial General property has a lot size of 2.28 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-0300
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$849,322	\$822,243
Land Value Agriculture	\$0	\$0
Just/Market Value	\$849,322	\$822,243
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$13,821	\$62,697
P&G Adjustment	\$0	\$0
Assessed Value	\$835,501	\$759,546

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,247.46
Tax Bill Amount	\$10,718.93
Tax Savings with Exemptions	\$528.53

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 30 ELY OF ST RD 400
(LESS S 55 FT OF E 175 FT & RD)
ST JOSEPHS
PB 1 PG 114
INFO: 030L CUTOUT FOR 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$835,501	\$0	\$835,501
SCHOOLS	\$849,322	\$0	\$849,322
FIRE	\$835,501	\$0	\$835,501
ROAD	\$835,501	\$0	\$835,501
WATER MANAGEMENT DISTRICT	\$835,501	\$0	\$835,501

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/15/2023	\$840,000	10457/0295	Vacant	Yes
WARRANTY DEED	8/1/2006	\$660,000	06392/1829	Vacant	No
WARRANTY DEED	3/1/2005	\$100	05739/0914	Vacant	No
WARRANTY DEED	5/1/2002	\$210,000	04407/1649	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$156,300	02506/0592	Improved	No
WARRANTY DEED	10/1/1989	\$312,500	02118/0577	Improved	No
QUIT CLAIM DEED	2/1/1982	\$100	01377/0139	Improved	No
SPECIAL WARRANTY DEED	4/1/1979	\$100	01234/1200	Improved	No

Land

Units	Rate	Assessed	Market
99,361 SF	\$7.75/SF	\$770,048	\$770,048
1 Lot	\$79,274/Lot	\$79,274	\$79,274

Permits

Permit #	Description	Value	CO Date	Permit Date
04094	1010 N ELDER RD: SIGN (POLE,WALL,FACIA)-Billboard [ST JOSEPHS]	\$35,540		5/21/2025
02790	COS TO 100 AMP	\$0		4/1/1994

Extra Features

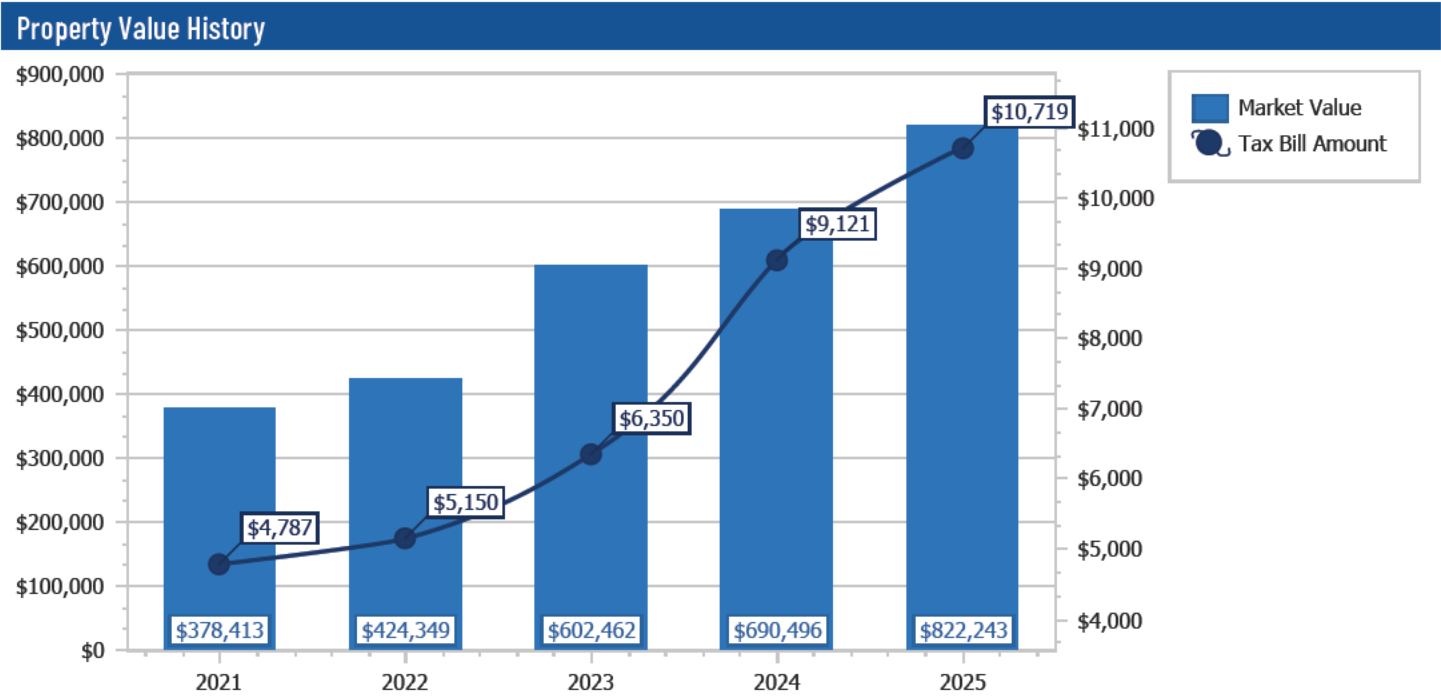
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

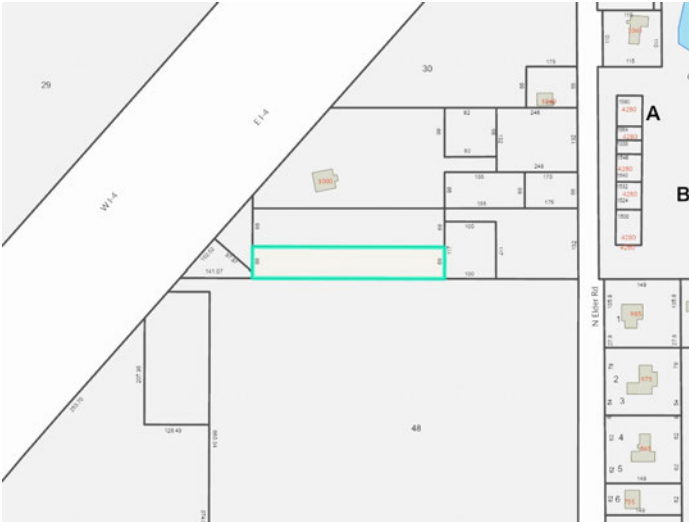


2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030A**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$112,045 Assessed Value \$58,458 Taxable Value \$58,458
 2025 Tax Bill \$990.25 Tax Savings with Non-Hx Cap \$422.86
 Vac Industrial General property has a lot size of 0.51 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$112,045	\$103,305
Land Value Agriculture	\$0	\$0
Just/Market Value	\$112,045	\$103,305
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$53,587	\$50,161
P&G Adjustment	\$0	\$0
Assessed Value	\$58,458	\$53,144

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,413.11
Tax Bill Amount	\$990.25
Tax Savings with Exemptions	\$422.86

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF S 1 ACRE OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,458	\$0	\$58,458
SCHOOLS	\$112,045	\$0	\$112,045
FIRE	\$58,458	\$0	\$58,458
ROAD	\$58,458	\$0	\$58,458
WATER MANAGEMENT DISTRICT	\$58,458	\$0	\$58,458

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2005	\$100	06053/0294	Improved	No
WARRANTY DEED	5/1/2005	\$36,000	05756/0694	Vacant	No
QUIT CLAIM DEED	8/1/1994	\$100	02827/1413	Improved	No
WARRANTY DEED	1/1/1977	\$500	01121/0622	Improved	No

Land

Units	Rate	Assessed	Market
22,409 SF	\$5/SF	\$112,045	\$112,045

Permits

Permit #	Description	Value	CO Date	Permit Date
99905	.30 IS FOR CONDITION OF IMP	\$0		10/1/2003
06546	REROOF	\$556		9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

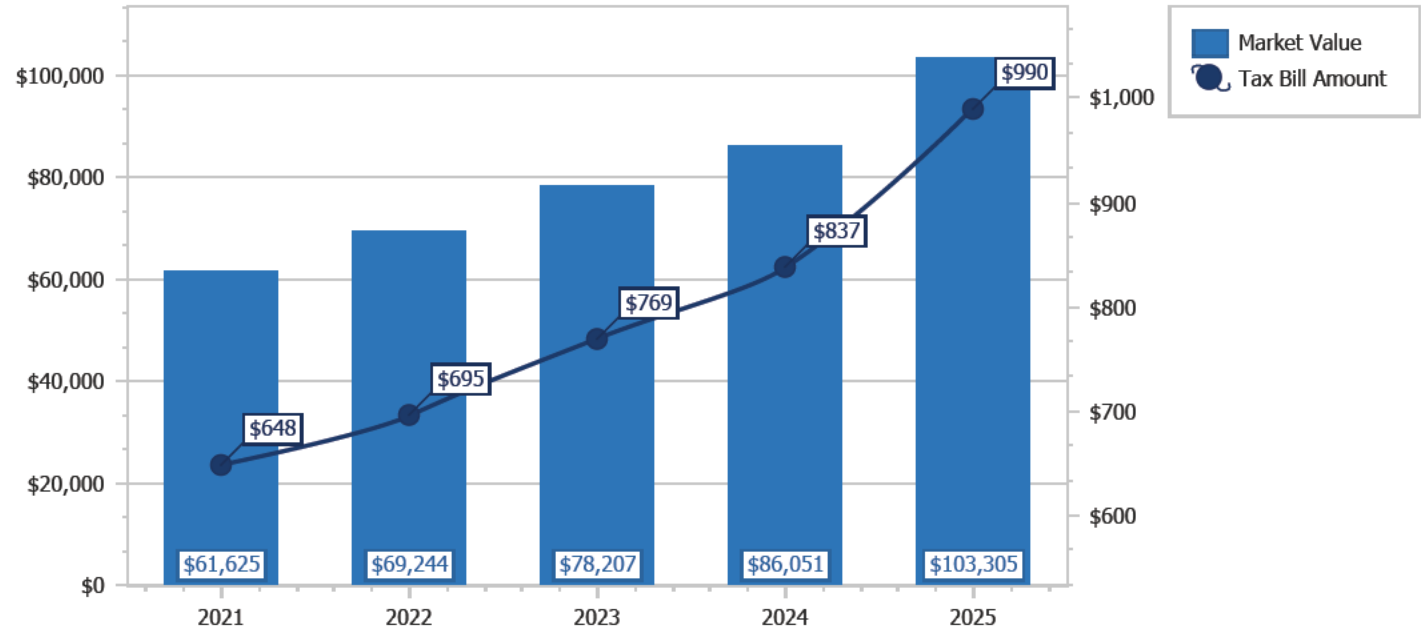
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

Property Value History



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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030B**
 Property Address:
 Owners: **STR ELDER ROAD LLC**
 2026 Market Value \$122,195 Assessed Value \$108,238 Taxable Value \$108,238
 2025 Tax Bill \$1,420.87 Tax Savings with Non-Hx Cap \$120.26
 Vac Industrial General property has a lot size of 0.56 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030B
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$122,195	\$112,664
Land Value Agriculture	\$0	\$0
Just/Market Value	\$122,195	\$112,664
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$13,957	\$14,266
P&G Adjustment	\$0	\$0
Assessed Value	\$108,238	\$98,398

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,541.13
Tax Bill Amount	\$1,420.87
Tax Savings with Exemptions	\$120.26

Owner(s)

Name - Ownership Type
 STR ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 330 FT OF S 132 FT OF
LOT 30 (LESS S 117 FT OF W
100 FT & RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$108,238	\$0	\$108,238
SCHOOLS	\$122,195	\$0	\$122,195
FIRE	\$108,238	\$0	\$108,238
ROAD	\$108,238	\$0	\$108,238
WATER MANAGEMENT DISTRICT	\$108,238	\$0	\$108,238

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2007	\$140,000	06657/0279	Improved	Yes
WARRANTY DEED	6/1/1994	\$28,500	02784/1946	Improved	No
WARRANTY DEED	8/1/1989	\$50,000	02102/2021	Improved	No

Land

Units	Rate	Assessed	Market
24,439 SF	\$5/SF	\$122,195	\$122,195

Permits

Permit #	Description	Value	CO Date	Permit Date
00012	REPAIR EXTERIOR 100M AMP SERVICE	\$600		1/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

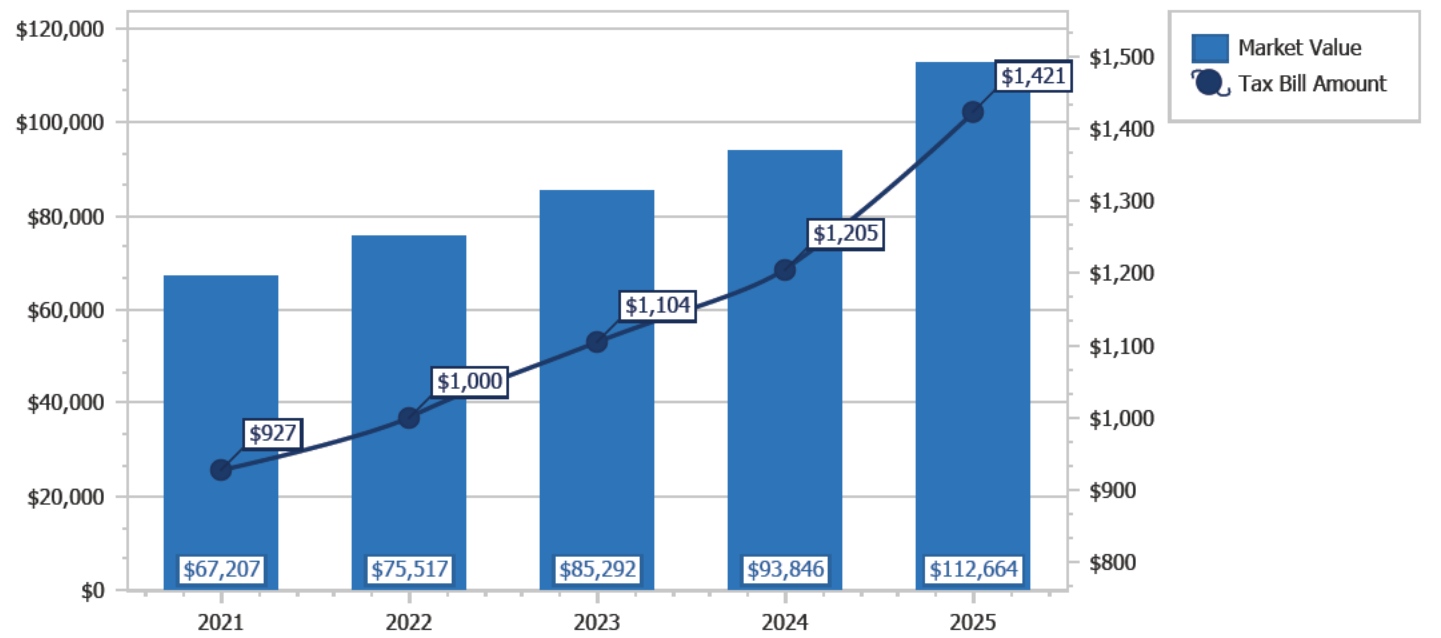
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	34
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



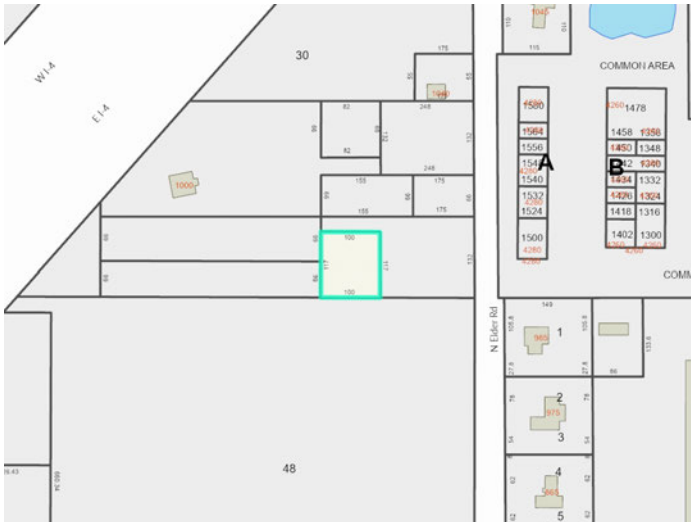
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030C**
 Property Address:
 Owners: **STR ELDER ROAD LLC**
 2026 Market Value \$55,120 Assessed Value \$48,825 Taxable Value \$48,825
 2025 Tax Bill \$640.93 Tax Savings with Non-Hx Cap \$54.25
 Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030C
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$55,120	\$50,821
Land Value Agriculture	\$0	\$0
Just/Market Value	\$55,120	\$50,821
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,295	\$6,435
P&G Adjustment	\$0	\$0
Assessed Value	\$48,825	\$44,386

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$695.18
Tax Bill Amount	\$640.93
Tax Savings with Exemptions	\$54.25

Owner(s)

Name - Ownership Type
 STR ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 117 FT OF W 100 FT OF E 330 FT OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$48,825	\$0	\$48,825
SCHOOLS	\$55,120	\$0	\$55,120
FIRE	\$48,825	\$0	\$48,825
ROAD	\$48,825	\$0	\$48,825
WATER MANAGEMENT DISTRICT	\$48,825	\$0	\$48,825

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/1/2008	\$100	06978/1762	Vacant	No
WARRANTY DEED	6/1/2007	\$80,000	06822/1617	Vacant	No
QUIT CLAIM DEED	6/1/2006	\$5,300	06280/0784	Vacant	No
ADMINISTRATIVE DEED	2/1/1999	\$100	03602/1175	Improved	No
PROBATE RECORDS	2/1/1998	\$100	03370/1782	Improved	No

Land

Units	Rate	Assessed	Market
11,024 SF	\$5/SF	\$55,120	\$55,120

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	PD
Description	Planned Development

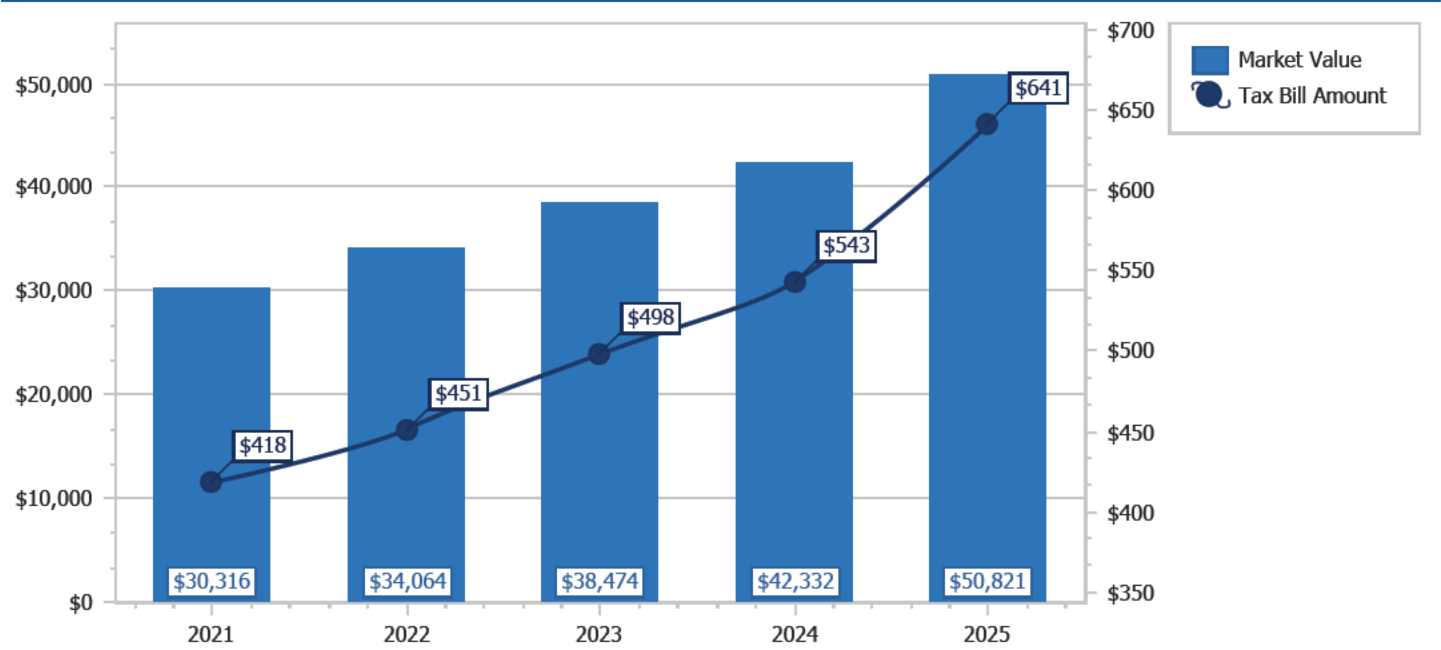
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

Property Value History



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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030D**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$99,140 Assessed Value \$87,817 Taxable Value \$87,817
 2025 Tax Bill \$1,152.80 Tax Savings with Non-Hx Cap \$97.56
 Vac Industrial General property has a lot size of 0.46 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030D
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$99,140	\$91,407
Land Value Agriculture	\$0	\$0
Just/Market Value	\$99,140	\$91,407
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,323	\$11,573
P&G Adjustment	\$0	\$0
Assessed Value	\$87,817	\$79,834

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,250.36
Tax Bill Amount	\$1,152.80
Tax Savings with Exemptions	\$97.56

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 132 FT OF S 330 FT OF E 248 FT OF LOT 30 (LESS RD) ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$87,817	\$0	\$87,817
SCHOOLS	\$99,140	\$0	\$99,140
FIRE	\$87,817	\$0	\$87,817
ROAD	\$87,817	\$0	\$87,817
WATER MANAGEMENT DISTRICT	\$87,817	\$0	\$87,817

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Vacant	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Vacant	No

Land

Units	Rate	Assessed	Market
19,828 SF	\$5/SF	\$99,140	\$99,140

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

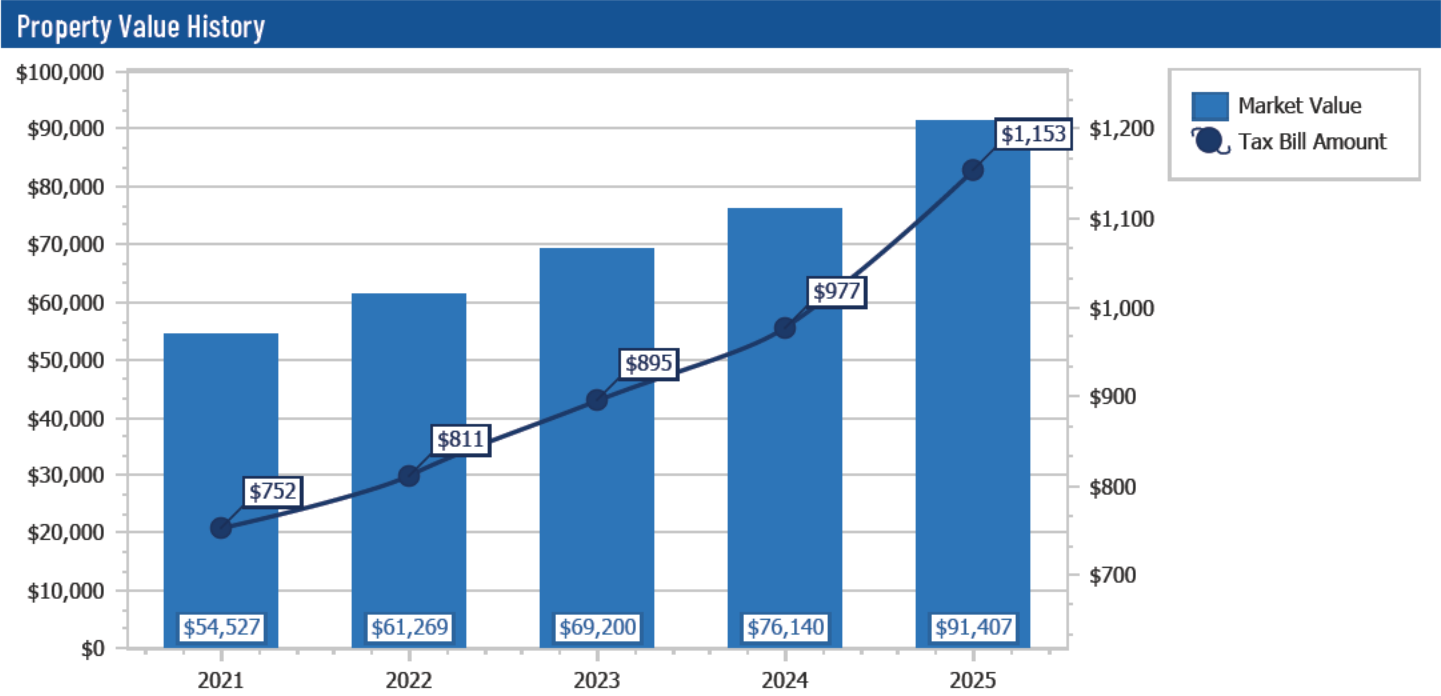
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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



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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030E**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$48,290 Assessed Value \$35,884 Taxable Value \$35,884
 2025 Tax Bill \$508.70 Tax Savings with Non-Hx Cap \$100.33
 Vac Industrial General property has a lot size of 0.22 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030E
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$48,290	\$44,523
Land Value Agriculture	\$0	\$0
Just/Market Value	\$48,290	\$44,523
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,406	\$11,901
P&G Adjustment	\$0	\$0
Assessed Value	\$35,884	\$32,622

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$609.03
Tax Bill Amount	\$508.70
Tax Savings with Exemptions	\$100.33

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 99 FT OF W 82 FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,884	\$0	\$35,884
SCHOOLS	\$48,290	\$0	\$48,290
FIRE	\$35,884	\$0	\$35,884
ROAD	\$35,884	\$0	\$35,884
WATER MANAGEMENT DISTRICT	\$35,884	\$0	\$35,884

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1984	\$1,600	01581/1528	Improved	No

Land

Units	Rate	Assessed	Market
9,658 SF	\$5/SF	\$48,290	\$48,290

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	PD
Description	Planned Development

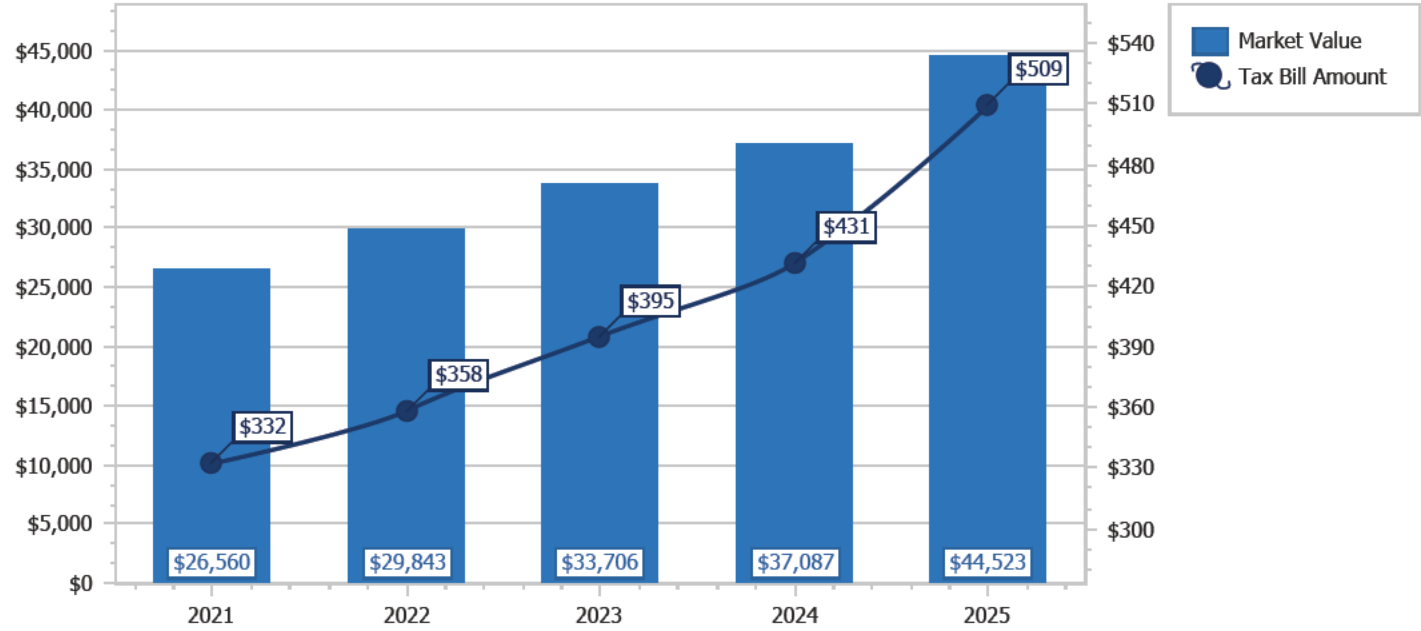
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

Property Value History



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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030F**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$36,410 Assessed Value \$32,253 Taxable Value \$32,253
 2025 Tax Bill \$423.38 Tax Savings with Non-Hx Cap \$35.82
 Vac Industrial General property has a lot size of 0.17 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030F
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$36,410	\$33,570
Land Value Agriculture	\$0	\$0
Just/Market Value	\$36,410	\$33,570
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,157	\$4,249
P&G Adjustment	\$0	\$0
Assessed Value	\$32,253	\$29,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$459.20
Tax Bill Amount	\$423.38
Tax Savings with Exemptions	\$35.82

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 132 FT N OF SE COR OF LOT 30 RUN W 175 FT N 66 FT E 175 FT S 66 FT (LESS RD) ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,253	\$0	\$32,253
SCHOOLS	\$36,410	\$0	\$36,410
FIRE	\$32,253	\$0	\$32,253
ROAD	\$32,253	\$0	\$32,253
WATER MANAGEMENT DISTRICT	\$32,253	\$0	\$32,253

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2006	\$40,000	06429/0170	Vacant	No
WARRANTY DEED	6/1/1988	\$6,000	01966/0471	Vacant	Yes
WARRANTY DEED	10/1/1986	\$6,000	01789/1348	Vacant	Yes

Land

Units	Rate	Assessed	Market
7,282 SF	\$5/SF	\$36,410	\$36,410

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	PD
Description	Planned Development

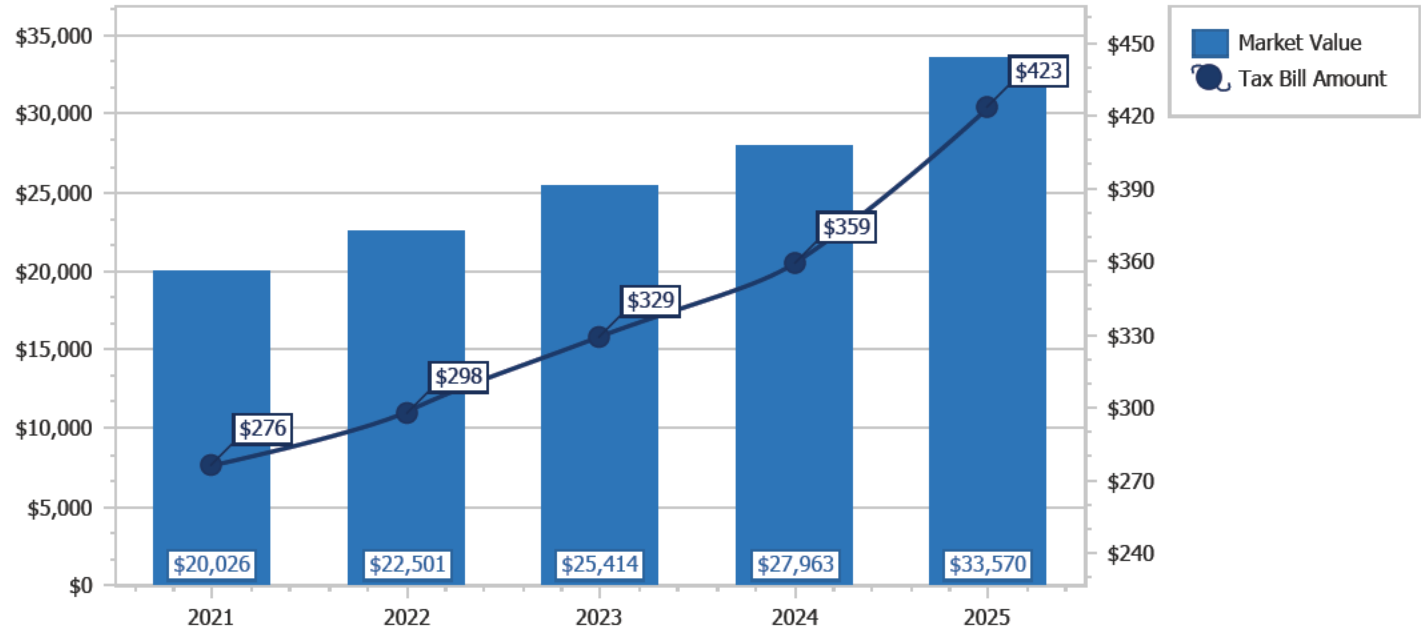
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

Property Value History



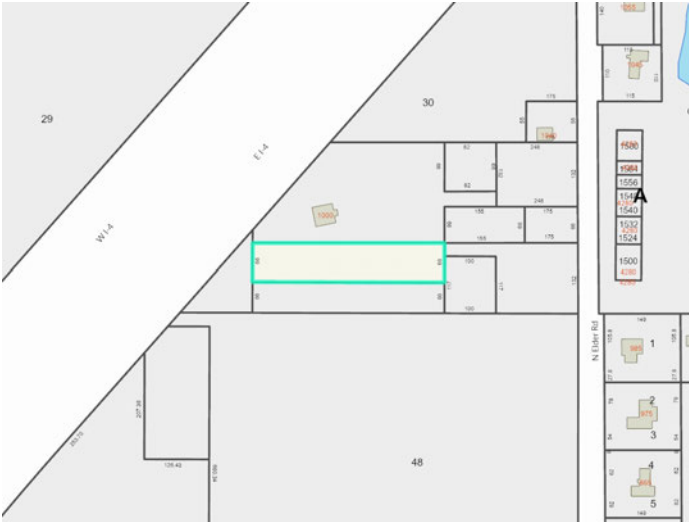
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030G**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$140,570 Assessed Value \$96,462 Taxable Value \$96,462
 2025 Tax Bill \$1,419.55 Tax Savings with Non-Hx Cap \$353.33
 Vac Industrial General property has a lot size of 0.65 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030G
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$140,570	\$129,606
Land Value Agriculture	\$0	\$0
Just/Market Value	\$140,570	\$129,606
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,108	\$41,913
P&G Adjustment	\$0	\$0
Assessed Value	\$96,462	\$87,693

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,772.88
Tax Bill Amount	\$1,419.55
Tax Savings with Exemptions	\$353.33

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 66 FT OF S 132 FT OF W 330 FT OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$96,462	\$0	\$96,462
SCHOOLS	\$140,570	\$0	\$140,570
FIRE	\$96,462	\$0	\$96,462
ROAD	\$96,462	\$0	\$96,462
WATER MANAGEMENT DISTRICT	\$96,462	\$0	\$96,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1099	Improved	No
WARRANTY DEED	4/1/2004	\$40,000	05303/1850	Improved	No
SPECIAL WARRANTY DEED	3/1/2004	\$24,000	05233/1681	Improved	No
CERTIFICATE OF TITLE	9/1/2003	\$100	05009/0829	Improved	No
QUIT CLAIM DEED	4/1/1986	\$100	01726/0989	Improved	No
WARRANTY DEED	4/1/1984	\$28,500	01537/1525	Improved	Yes
WARRANTY DEED	3/1/1983	\$28,500	01441/1244	Improved	No
WARRANTY DEED	10/1/1978	\$8,500	01198/0609	Improved	No

Land

Units	Rate	Assessed	Market
28,114 SF	\$5/SF	\$140,570	\$140,570

Permits

Permit #	Description	Value	CO Date	Permit Date
99684	.50 ARCH MOD IS FOR CONDITION	\$0		2/1/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
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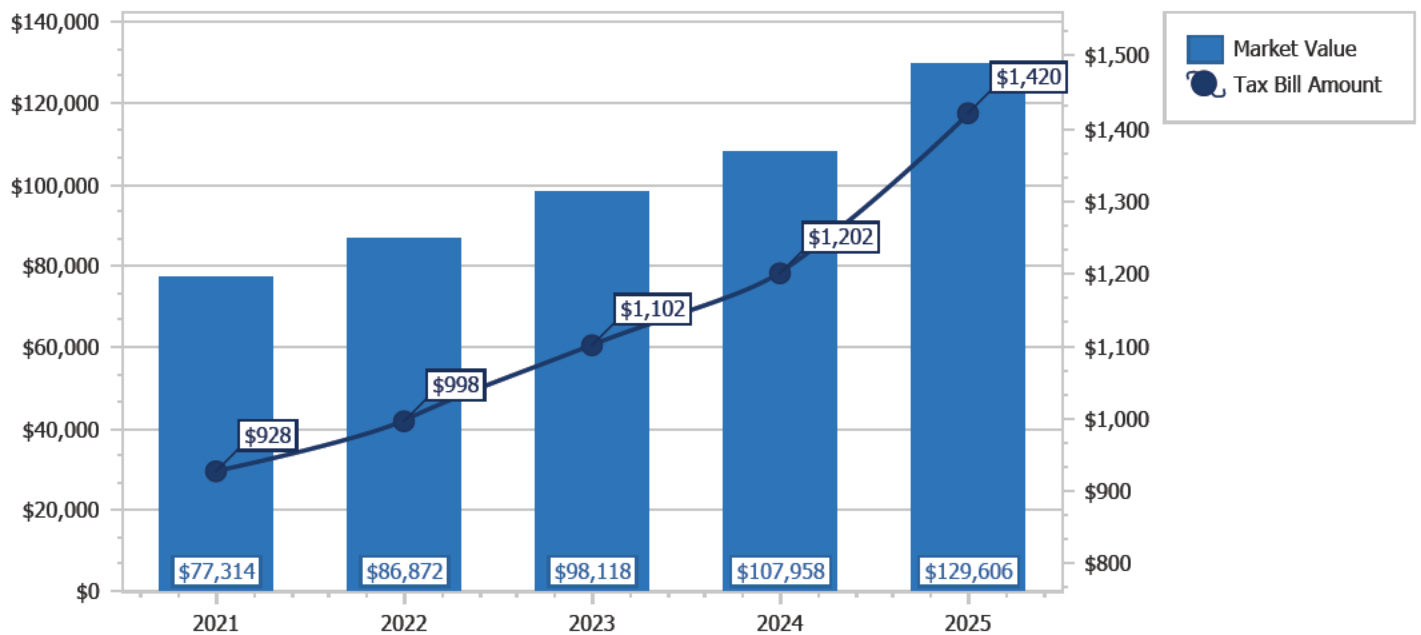
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Property Value History



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2026 Property Record CardA



Parcel: **16-19-30-5AC-0000-030H**
 Property Address: **1000 N ELDER RD SANFORD, FL 32771**
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$432,493 Assessed Value \$370,899 Taxable Value \$370,899
 2025 Tax Bill \$4,612.30
 The 4 Bed/2 Bath Resd Structure W/Comm Land property is 2,108 SF and a lot size of 1.45 Acres

Parcel LocationA



Current Site PictureA

Parcel InformationA

Parcel	16-19-30-5AC-0000-030H
Property Address	1000 N ELDER RD SANFORD, FL 32771
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$112,338	\$113,816
Depreciated Other Features	\$3,300	\$2,200
Land Value (Market)	\$316,855	\$221,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$432,493	\$337,181
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,594	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$370,899	\$337,181

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,612.30
Tax Bill Amount	\$4,612.30
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, July 21, 2026

Legal DescriptionA

PT LOT 30 N 198 FT OF W 330 FT OF S 330 FT E OF ST RD 400 & S 33 FT OF N 132 FT OF W 82 FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$370,899	\$0	\$370,899
SCHOOLS	\$432,493	\$0	\$432,493
FIRE	\$370,899	\$0	\$370,899
ROAD	\$370,899	\$0	\$370,899
WATER MANAGEMENT DISTRICT	\$370,899	\$0	\$370,899

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Improved	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Improved	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Improved	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Improved	No

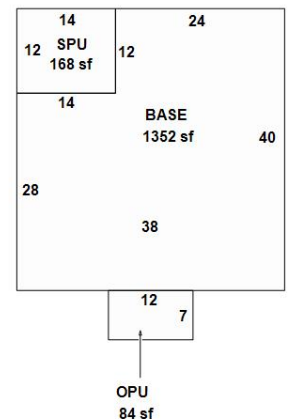
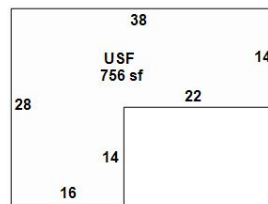
LandA

Units	Rate	Assessed	Market
63,371 SF	\$5/SF	\$316,855	\$316,855

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1352
Total Area (ft²)	2360
Constuction	WOOD LOGS
Replacement Cost	\$147,813
Assessed	\$112,338

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	168
UPPER STORY FINISHED	756

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11109	1000 N ELDER RD: ELECTRICAL - RESIDENTIAL-Residential [ST JOSEPHS]	\$500		7/22/2025
08988	REROOF	\$1,200		8/10/2007

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1981	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1981	1	\$2,500	\$1,500

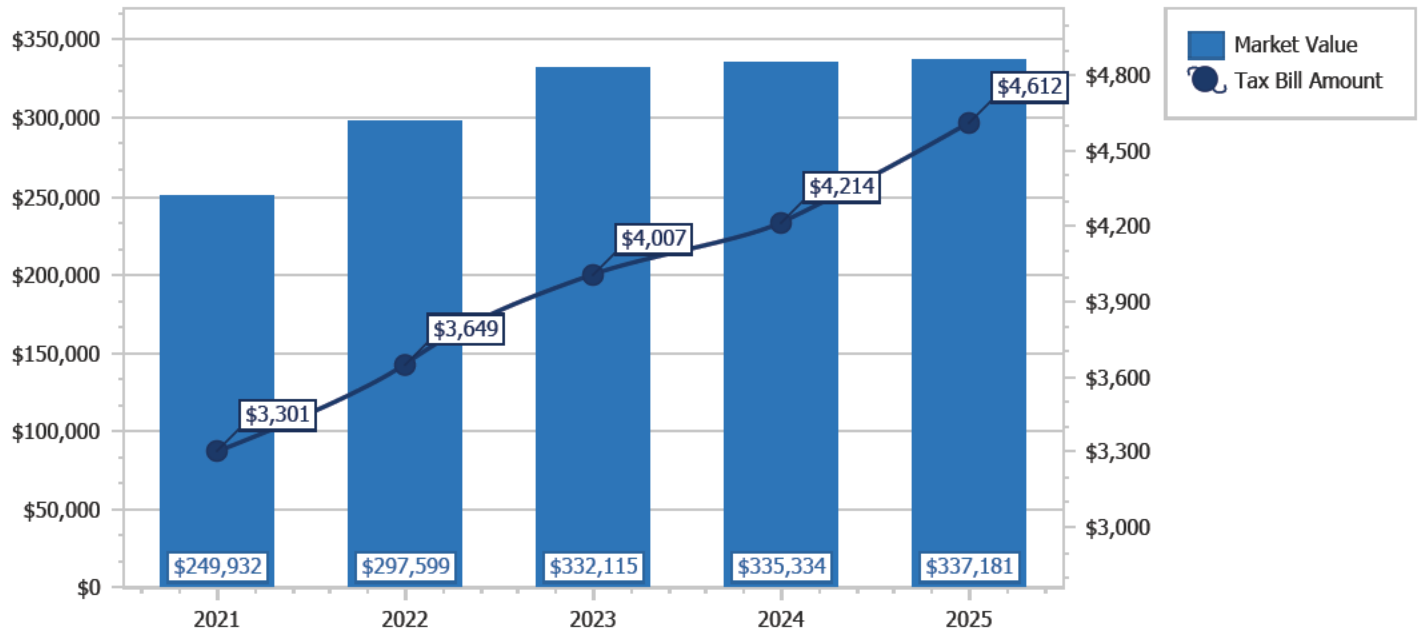
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	34
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 HistoryA



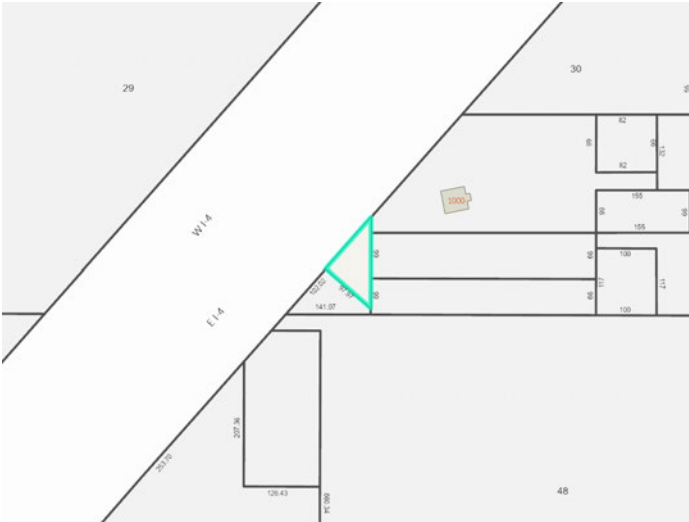
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-029A**
 Property Address:
 Owners: **STRY ELDER ROAD LLC**
 2026 Market Value \$121,327 Assessed Value \$121,327 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$1,659.63
 Industrial Sign Site property has a lot size of 0.13 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-029A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	4011:Industrial Sign Site
Exemptions	90-STATE (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$121,327	\$121,327
Land Value Agriculture	\$0	\$0
Just/Market Value	\$121,327	\$121,327
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$121,327	\$121,327

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,659.63
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1,659.63

Owner(s)

Name - Ownership Type
 STRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
(LESS PT DESC AS BEG SE COR RUN N 11.67 FT
N 48 DEG 27 MIN 2 SEC W 97.97 FT
S 41 DEG 32 MIN 58 SEC W 102.02 FT
S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$121,327	\$121,327	\$0
SCHOOLS	\$121,327	\$121,327	\$0
FIRE	\$121,327	\$121,327	\$0
ROAD	\$121,327	\$121,327	\$0
WATER MANAGEMENT DISTRICT	\$121,327	\$121,327	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Improved	No
CORRECTIVE DEED	5/1/2008	\$96,000	06993/1722	Vacant	No
WARRANTY DEED	2/1/2008	\$96,000	06934/1947	Vacant	No
QUIT CLAIM DEED	2/1/1997	\$100	03207/1783	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$121,327/Lot	\$121,327	\$121,327

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

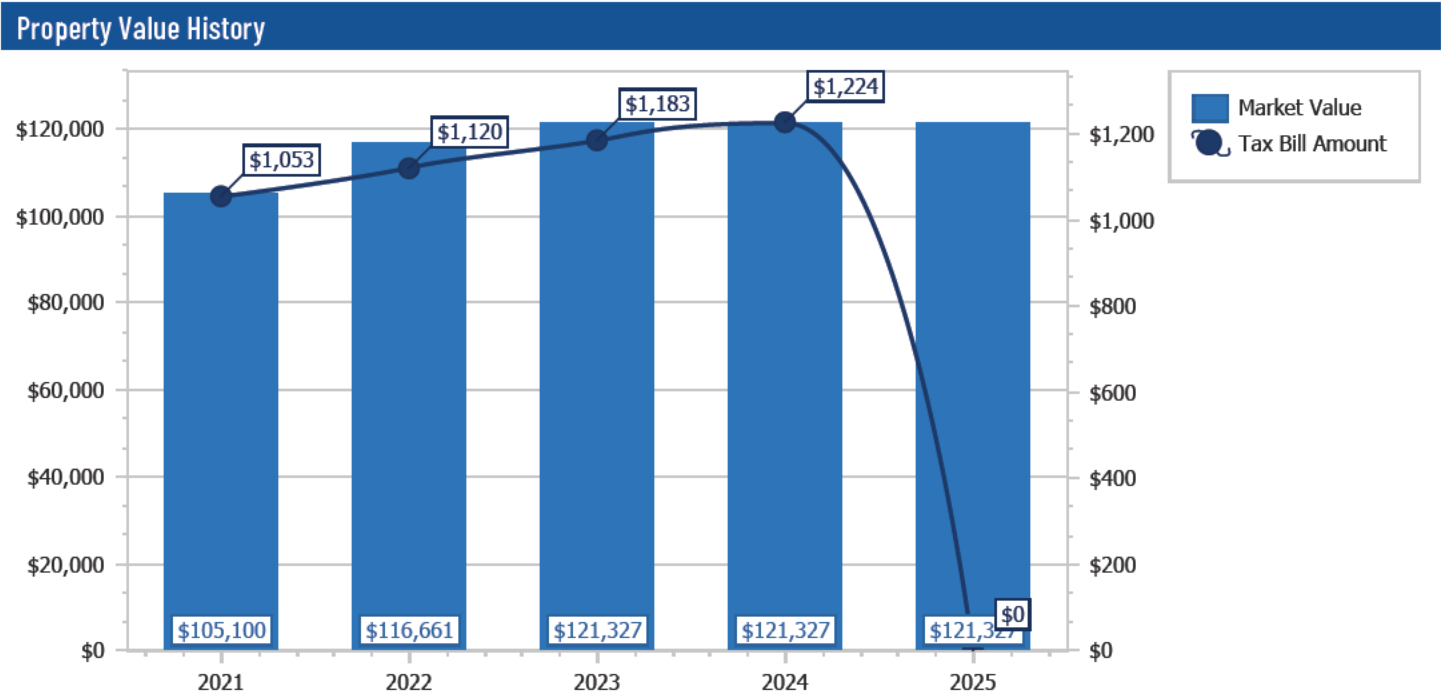
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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



2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030K**
 Property Address:
 Owners: **STRY ELDER ROAD LLC**
 2026 Market Value \$55,055 Assessed Value \$45,144 Taxable Value \$45,144
 2025 Tax Bill \$612.41 Tax Savings with Non-Hx Cap \$81.95
 Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030K
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$55,055	\$50,761
Land Value Agriculture	\$0	\$0
Just/Market Value	\$55,055	\$50,761
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$9,911	\$9,721
P&G Adjustment	\$0	\$0
Assessed Value	\$45,144	\$41,040

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$694.36
Tax Bill Amount	\$612.41
Tax Savings with Exemptions	\$81.95

Owner(s)

Name - Ownership Type
 STRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 132 FT N + 175 FT W OF
SE COR LOT 30 RUN W 155 FT
N 66 FT E 155 FT S 66 FT
TO BEG
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$45,144	\$0	\$45,144
SCHOOLS	\$55,055	\$0	\$55,055
FIRE	\$45,144	\$0	\$45,144
ROAD	\$45,144	\$0	\$45,144
WATER MANAGEMENT DISTRICT	\$45,144	\$0	\$45,144

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2009	\$90,000	07312/1725	Vacant	No
QUIT CLAIM DEED	12/1/1992	\$100	02529/0530	Vacant	No
WARRANTY DEED	7/1/1988	\$5,000	01982/1757	Vacant	Yes
FEE SIMPLE DEED	8/1/1982	\$2,800	01792/0793	Improved	No
CERTIFICATE OF TITLE	1/1/1974	\$100	01015/0102	Improved	No

Land

Units	Rate	Assessed	Market
11,011 SF	\$5/SF	\$55,055	\$55,055

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

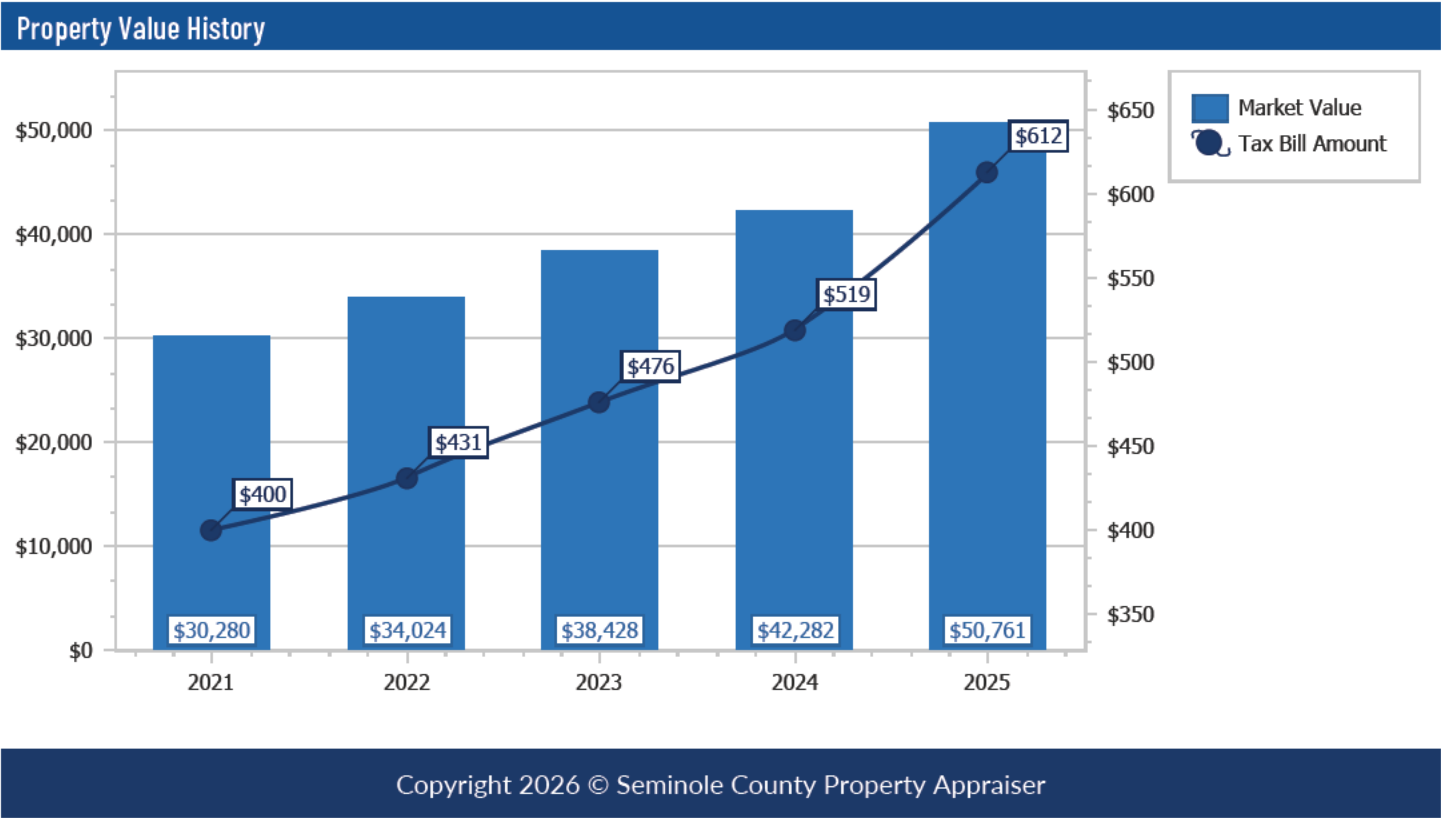
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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





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Detail by Entity Name

Florida Limited Liability Company
HCME, LLC

Filing Information

Document Number L10000103361
FEI/EIN Number 27-3673836
Date Filed 10/04/2010
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 06/18/2023

Principal Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Mailing Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Registered Agent Name & Address

HALL, JON M, JR
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Name Changed: 06/18/2023

Address Changed: 02/18/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

HALL, JON M, JR.
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Title MGRM

CARSON, KEITH

1420 Martin Luther King Jr Blvd

Sanford, FL 32771

Title CFO

KEEGAN, CINDA S

1420 Martin Luther King Jr Blvd

Sanford, FL 32771

Annual Reports

Report Year	Filed Date
2024	02/08/2024
2025	02/18/2025
2026	02/16/2026

Document Images

02/16/2026 -- ANNUAL REPORT	View image in PDF format
02/18/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
06/18/2023 -- REINSTATEMENT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
08/20/2013 -- REINSTATEMENT	View image in PDF format
10/04/2010 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
SRY ELDER ROAD, LLC

Filing Information

Document Number L04000093439
FEI/EIN Number 26-2879001
Date Filed 12/27/2004
State FL
Status ACTIVE

Principal Address

6010 FEATHER LANE
SANFORD, FL 32771

Changed: 01/12/2022

Mailing Address

P.O. BOX 470040
LAKE MONROE, FL 32747

Registered Agent Name & Address

WHWW, Inc.
329 Park Avenue North
Second Flood
Orlando, FL 32789

Name Changed: 01/20/2014

Address Changed: 02/14/2017

Authorized Person(s) Detail

Name & Address

Title MGR

YOUNG, STEVE
P O BOX 470040
LAKE MONROE, FL 32747

Annual Reports

Report Year	Filed Date
-------------	------------

2024	02/06/2024
2025	02/04/2025
2026	03/09/2026

Document Images

03/09/2026 -- ANNUAL REPORT	View image in PDF format
02/04/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/12/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/28/2005 -- ANNUAL REPORT	View image in PDF format
12/27/2004 -- Florida Limited Liabilities	View image in PDF format

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

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

Receipt Details

Date: 7/21/2026 2:38:54 PM
Project: 26-20000008
Credit Card Number: 37*****1003
Authorization Number: 202784
Transaction Number: 210726C52-F7D70755-B346-4154-93B0-96C7A1BB0B5A
Total Fees Paid: 5191.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	141.40
REZONE WITH LUA (50% OF FEE)14	5050.00
Total Amount	5191.40

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	APS FACILITY - SSFLUA & REZONE	PROJ #: 26-20000008
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	7/22/26	
RELATED NAMES:	Z2026-17; 07.26SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-030J+++	
NO OF ACRES	7.03	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF N ELDER RD, SOUTHWEST OF SCHOOL ST	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32835 (407) 982-9878	N/A	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No review required at this stage. Buffers will be re-evaluated at time of Site Plan/Final Engineering.	Info Only
2.	Buffers and CPTED	Please advise, buffers will likely be as follows: North (School Street ROW)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement East (Elder Road)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement West (I-4)- 0.5 opacity, 25 feet in width, 2.7 plant unit groups per 100 linear feet with a 6 foot masonry wall enhancement	Info Only
3.	Buffers and CPTED	The Land Use Intensity category based on proposed FAR and max building height is approximately VIII. Elder road is considered a local road, School Street is considered a local road, and I-4 is considered an arterial road for the purpose of calculating buffers.	Info Only
4.	Building Division	- Each separate parcel, and separate building and/or standalone structure, will require a separate permit.	Info Only
5.	Building Division	- The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
6.	Building Division	Comment - Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Comment - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only

10.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
11.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
12.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning	A preliminary site plan is not required for a rezone to M-1 and a Future Land Use Amendment to Industrial. However the max FAR listed on the plan is incorrect, it should be 0.65. The proposed FLU is also not listed on the plan.	Unresolved
14.	Comprehensive Planning	Please provide the attachment A text section AND worksheet, found here: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application	Unresolved
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" DIP potable water main running along the east side of N Elder Rd.	Info Only

17.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
18.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC force main running along the west side of N Elder Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
19.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only
20.	Environmental Services	Be advised that E Interstate-4 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
21.	Natural Resources	An arbor permit is required. 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. Indicate (by color or with an X) which trees will be removed and which will be preserved (by color or a circle around the tree(s)).	Info Only
22.	Natural Resources	Please provide a tree mitigation table, please show the common names, DBH, and indicate status type (non-specimen, specimen, or historic) and show the sum for each status type. SCLDC 60.10 (b)(2f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

24.	Natural Resources	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
25.	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
26.	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
27.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	Info Only
28.	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
29.	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

30.	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
31.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only
32.	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
33.	Natural Resources	Please provide an erosion control plan at final engineering review or site plan approval.	Info Only
34.	Planning and Development	In accordance with updates to the Seminole County Land Development Code (SCLDC) effective via Ordinance 2026-12 on August 1st, 2026, conventional rezones require a written application addressing criteria outlined in SCLDC Sec. 30.3.1.6. Please provide a narrative demonstrating that the request meets the following: 1) Complies and is consistent with the County's comprehensive plan; (2) Meets this Code and other applicable County regulations; (3) Is compatible with existing and planned uses in the surrounding area; (4) Will provide access sufficient to support the proposed development intensity and the provision of public services; (5) The expected impacts on transportation facilities will be addressed by existing County regulations; (6) Will not adversely affect environmentally critical or sensitive areas and natural resources; and (7) Has access to and will be served by an adequate level of public services such as sewer, water, police, fire, schools and related services; and. (8) Provides a benefit to the community by meeting Goals and Policies in the Comprehensive Plan.	Unresolved

35.	Planning and Development	Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
36.	Planning and Development	Please provide a narrative that addresses the following criteria: STANDARDS OF REVIEW - CATEGORY I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. 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. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). 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. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 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); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 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.) The Applicant needs to evaluate and submit a separate document answering the following criteria based on the Comprehensive Plan.	Unresolved

37.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting. 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. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Unresolved
38.	Planning and Development	Please note that an outdoor lighting plan will be required during the site plan review. The plan must demonstrate compliance with the outdoor lighting requirements outlined in Part 15 of the Seminole County Land Development Code	Info Only
39.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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 21/2 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

42.	Public Safety - Fire Marshal	Comment Hose Lay: 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 located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
43.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
44.	Public Safety - Fire Marshal	Additional comments may be generated based on site plan submittal.	Info Only
45.	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
46.	Public Works - County Surveyor	The boundary survey provided is not valid as it does not reflect the property being rezoned, and it uses an out of date certification. the statues have not used minimum technical standards since 2018. The county has a deed for additional right of way along elder that needs to be reflected on the survey. A new description preferably meets and bounds needs to be created so that GIS can map the correct rezone. The warrantee deed provided for the additional area is also in error because of the right of way recorded in deed book 46 page 135.	Unresolved
47.	Public Works - Engineering	Engineering has no issues with proposed rezone for roadways or drainage.	Info Only
48.	Public Works - Engineering	Additional right-of-way improvements and dedications may be required.	Info Only
49.	Public Works - Engineering	Detailed drainage analysis will be required at site plan/final engineering review.	Info Only
50.	Public Works - Engineering	This site outfalls to the Elder Rd Drainage Ditch.	Info Only

51.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-	No Review Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-	No Review Required
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
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8/13/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, Raymond Phillips, Maya Athanas
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0690

Title:

GREEN DENTAL OFFICE - SSFLUA & REZONE

Project Number: 26-20500008

Project Description: Proposed Small Scale Future Land Use Amendment from PD to PD and Rezone from PD to PD for a dental office on 2.8 acres on the north side of W SR 434, southeast of Markham Woods Rd

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

Parcel ID: 03-21-29-300-001F-0000+

BCC District: 3-Constantine

Applicant: William Green (407) 595-1566

Consultant: Tom Faber (407) 595-1566



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

PROJ. #: 26-20500008
RECEIVED AND PAID 07/15/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

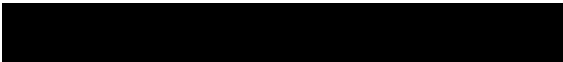
PROJECT

PROJECT NAME:	
PARCEL ID #(S):	
LOCATION:	
EXISTING USE(S):	PROPOSED USE(S):
TOTAL ACREAGE:	BCC DISTRICT:
WATER PROVIDER:	SEWER PROVIDER:
CURRENT ZONING:	PROPOSED ZONING:
CURRENT FUTURE LAND USE:	PROPOSED FUTURE LAND USE:

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

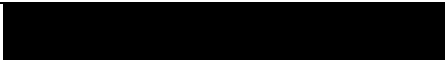
NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL: 	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

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

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

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

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

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

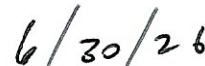
I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly,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

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

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



DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: Green Properties 434 LLC

NAME	TITLE	ADDRESS	% OF INTEREST
William Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Jennifer Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Matthew Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Brooke Green	Manager	6700 S SYLVAN LAKE DRIVE	25

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

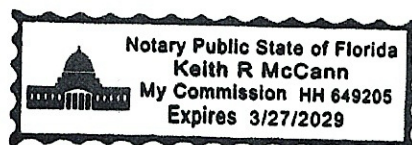
6/30/26
Date

Wiliam Green
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2026, by William Green, who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, William Green (Green Properties 434 LLC), the owner of record for the following described property [Parcel ID Number(s)] 03-21-29-300-001F-0000 and 03-21-29-300-001A-0000 hereby designates Marc Jones (Cipparone & Cipparone, P.A.) and Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☒ Arbor Permit	☒ Construction Revision	☒ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

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

6/30/26
Date

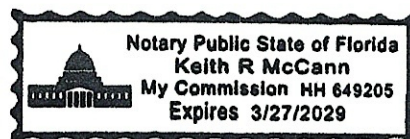
William Green
Property Owner's Signature

William Green
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Green (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 30 day of June, 2026

Anthony Green
Notary Public

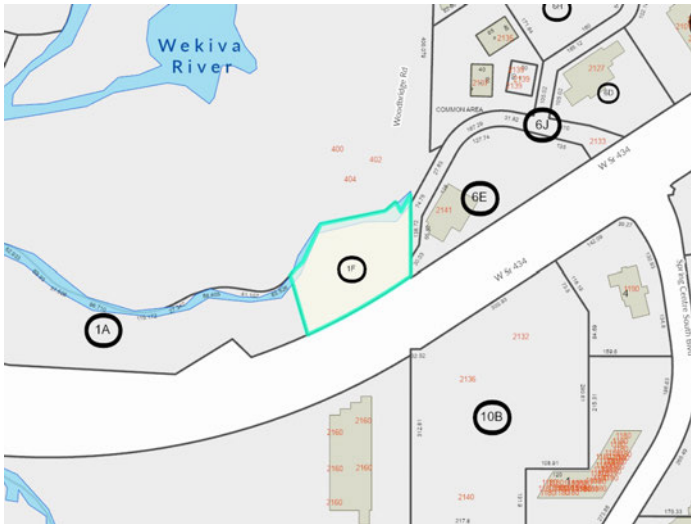


2026 Property Record Card



Parcel: 03-21-29-300-001F-0000
 Property Address:
 Owners: GREEN PROPERTIES 434 LLC
 2026 Market Value \$331,603 Assessed Value \$331,603 Taxable Value \$331,603
 2025 Tax Bill \$6,202.27 Tax Savings with Non-Hx Cap \$277.73
 Vacant Comm-Pud property has a lot size of 0.83 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-21-29-300-001F-0000
Property Address	
Mailing Address	6700 S SYLVAN LAKE DR SANFORD, FL 32771-9048
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$331,603	\$473,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$331,603	\$473,719
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$32,946
P&G Adjustment	\$0	\$0
Assessed Value	\$331,603	\$440,773

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,480.00
Tax Bill Amount	\$6,202.27
Tax Savings with Exemptions	\$277.73

Owner(s)

Name - Ownership Type

GREEN PROPERTIES 434 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
BEG 1416.07 FT N OF SE COR RUN S 56
DEG 37 MIN 14 SEC W 59.61 FT SWLY
ON CURVE 158.37 FT N 16 DEG 37 MIN
41 SEC W 148.59 FT N 45 DEG 48 MIN
52 SEC E 34 FT N 25 DEG 16 MIN 59
SEC E 80 FT N 78 DEG 47 MIN 32 SEC
E 126.02 FT N 49 DEG 15 MIN 11 SEC
E 25.74 FT S 31 DEG 18 MIN 59 SEC E
11.03 FT NELY ON CURVE 10.252 FT N
29 DEG 13 MIN 57 SEC E 37.05 FT S
00 DEG 08 MIN 16 SEC E 203.32 FT TO
BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$331,603	\$0	\$331,603
SCHOOLS	\$331,603	\$0	\$331,603
FIRE	\$331,603	\$0	\$331,603
ROAD	\$331,603	\$0	\$331,603
WATER MANAGEMENT DISTRICT	\$331,603	\$0	\$331,603

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/6/2026	\$100	10968/1529	Improved	No
WARRANTY DEED	12/15/2025	\$475,000	10953/1215	Vacant	Yes
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Improved	No

Land

Units	Rate	Assessed	Market
25,265 SF	\$18.75/SF	\$331,603	\$331,603

Permits

Permit #	Description	Value	CO Date	Permit Date
01270	DEMOLISH EXISTING 1 STORY STRUCTURE	\$10,250		2/5/2008
10300	ROOF; PAD PER PERMIT 2153 W SR 434	\$2,460		10/1/2001

Extra Features

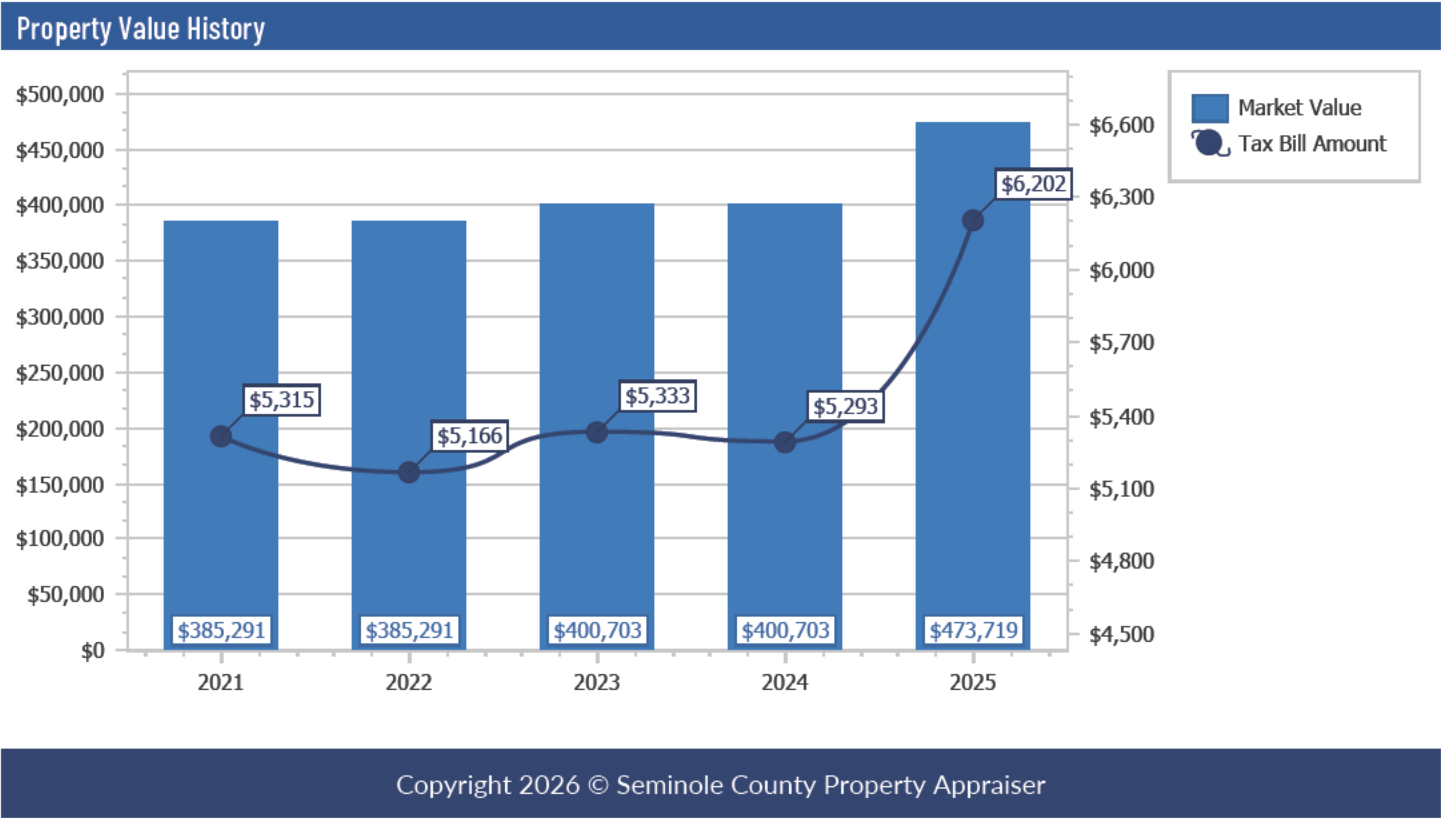
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

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

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

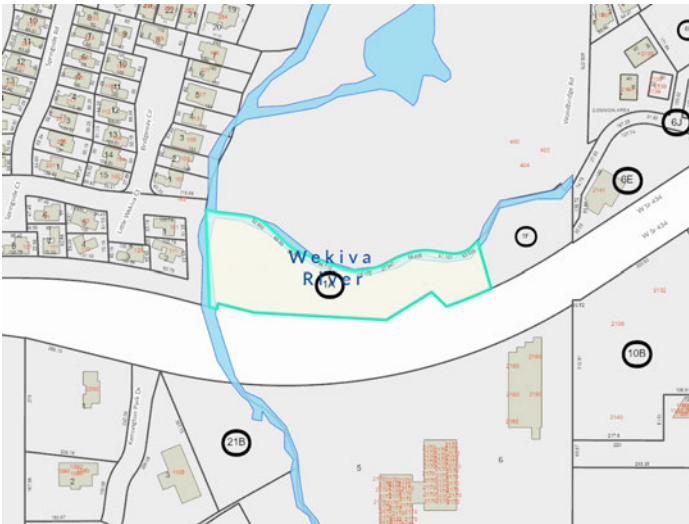


2026 Property Record Card



Parcel: 03-21-29-300-001A-0000
 Property Address:
 Owners: GREEN PROPERTIES 434 LLC
 2026 Market Value \$92,560 Assessed Value \$92,560 Taxable Value \$92,560
 2025 Tax Bill \$2,279.03
 Vacant Comm-Pud property has a lot size of 2.32 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-21-29-300-001A-0000
Property Address	
Mailing Address	6700 S SYLVAN LAKE DR SANFORD, FL 32771-9048
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$92,560	\$166,608
Land Value Agriculture	\$0	\$0
Just/Market Value	\$92,560	\$166,608
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$92,560	\$166,608

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,279.03
Tax Bill Amount	\$2,279.03
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

GREEN PROPERTIES 434 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
FROM SE COR RUN N 1416.07 FT S 56
DEG 37 MIN 14 SEC W 59.61 FT SWLY
ON CURVE 158.37 FT TO POB RUN N 16
DEG 37 MIN 41 SEC W 148.59 FT WLY
ON CURVE 63.526 FT N 81 DEG 24 MIN
29 SEC W 41.107 FT WLY ON CURVE
58.405 FT S 71 DEG 05 MIN 20 SEC W
27.347 FT WLY ON CURVE 115.172 FT N
69 DEG 44 MIN 23 SEC W 96.710 FT
NWLY ON CURVE 37.506 FT N 47 DEG 6
MIN 6 SEC W 69.93 FT WLY ON CURVE
52.933 FT N 83 DEG 07 MIN 22 SEC W
TO C/L LITTLE WEKIVA RIVER SLY
ALONG C/L TO NLY R/W ST RD 434 ELY
ON RD TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$92,560	\$0	\$92,560
SCHOOLS	\$92,560	\$0	\$92,560
FIRE	\$92,560	\$0	\$92,560
ROAD	\$92,560	\$0	\$92,560
WATER MANAGEMENT DISTRICT	\$92,560	\$0	\$92,560

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/6/2026	\$100	10968/1529	Improved	No
WARRANTY DEED	12/15/2025	\$475,000	10953/1215	Vacant	Yes
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WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Vacant	No
WARRANTY DEED	6/1/2004	\$20,000	05369/0754	Vacant	No
WARRANTY DEED	2/1/1995	\$120,000	02886/0603	Improved	No
WARRANTY DEED	8/1/1989	\$375,000	02100/0686	Improved	No
WARRANTY DEED	7/1/1985	\$350,000	01667/0770	Improved	No
WARRANTY DEED	11/1/1984	\$100,000	01595/1246	Improved	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$80,000/Acre	\$92,560	\$92,560

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	PD
Description	Planned Development

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
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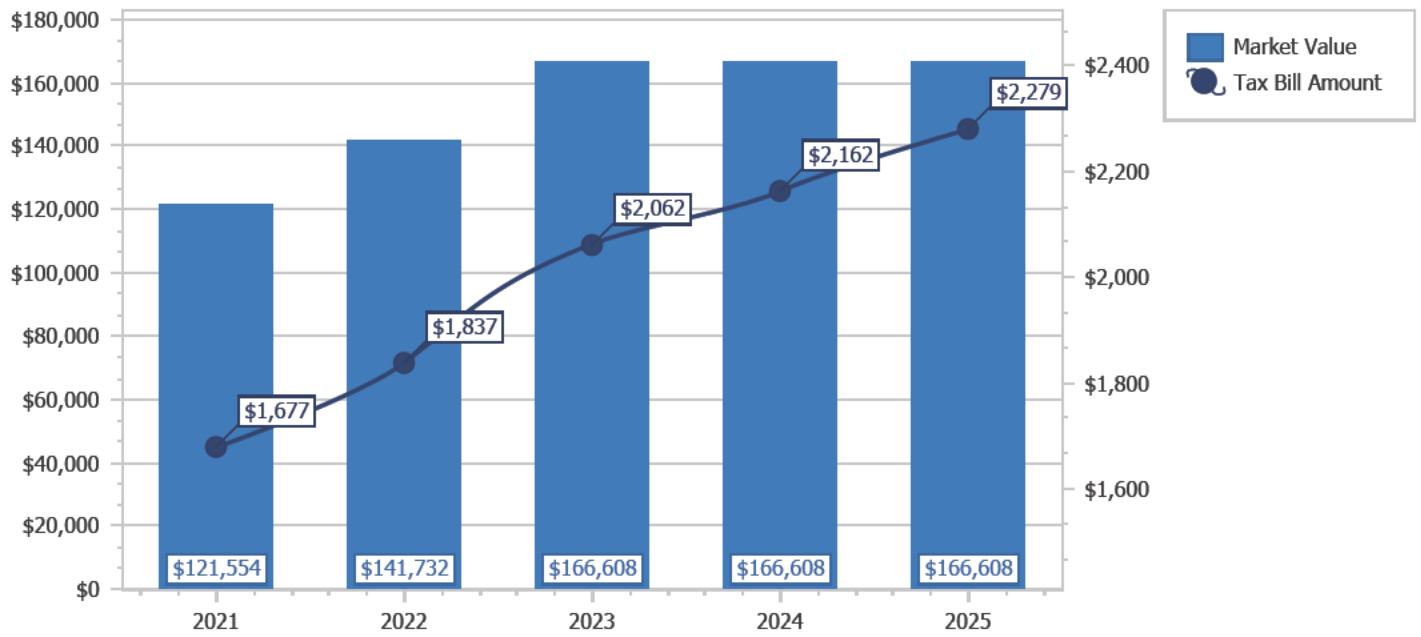
School Districts

Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Utilities

Fire Station #	16
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Limited Liability Company
GREEN PROPERTIES 434 LLC

Filing Information

Document Number L25000559155
FEI/EIN Number 41-3339945
Date Filed 12/15/2025
Effective Date 12/09/2025
State FL
Status ACTIVE

Principal Address

6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Mailing Address

6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Registered Agent Name & Address

GREEN, WILLIAM S
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Authorized Person(s) Detail

Name & Address

Title MGR

GREEN, WILLIAM S
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, JENNIFER R
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, MATTHEW J
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, BROOKE W
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Annual Reports

Report Year	Filed Date
2026	02/08/2026

[02/08/2026 – ANNUAL REPORT](#)

[View image in PDF format](#)

[12/15/2025 – Florida Limited Liability](#)

[View image in PDF format](#)

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

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

Receipt Details

Date: 7/15/2026 1:22:35 PM
Project: 26-20500008
Credit Card Number: 48*****1598
Authorization Number: 074820
Transaction Number: 150726C55-7BC3BC1F-C6B5-496C-A66A-606F5E989F72
Total Fees Paid: 5730.15

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	117.65
REZONE WITH LUA (50% OF FEE)14	5612.50
Total Amount	5730.15

SEMINOLE COUNTY GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771**Comment Document – Initial Submittal**

PROJECT NAME:	GREEN DENTAL OFFICE - SSFLUA & REZONE	PROJ #: 26-20500008
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	7/15/26	
RELATED NAMES:	Z2026-16; 07.26SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-21-29-300-001F-0000+	
PROJECT DESCRIPTION	PROPOSED SSFLUA AND REZONE FOR A DENTAL OFFICE	
NO OF ACRES	2.8	
BCC DISTRICT	3: CONSTANTINE	
LOCATION	ON THE NORTH SIDE OF W SR 434, SOUTHEAST OF MARKHAM WOODS RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
WILLIAM GREEN GREEN PROPERTIES 434 LLC 6700 S SYLVAN LAKE DR SANFORD FL 32771 (407) 595-1566 [REDACTED]	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566 [REDACTED]	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the building height of thirty-five (35) feet and unlimited hours of operation, the land use intensity is VII. SR 434 is an urban principal arterial road.	Info Only
2.	Buffers and CPTED	Please state on the MDP that the the northern buffer be planted with canopy trees, sub-canopy trees and shrubs that will reach 100% opacity within one year of planting, and that the existing canopy trees on the northern buffer be retained based on the previous PD amendment for this site.	Unresolved
3.	Buffers and CPTED	The required buffer against SR 434 has an opacity of 0.4, width of fifteen (15) feet, and 2.5 plant unit groups per 100 linear feet. Please give written response of additional benefit provided in order to allow for the exchange of a reduced buffer, or increase the buffer to the minimum required per code.	Unresolved
4.	Buffers and CPTED	Please provide opacity level of provided buffers on the MDP.	Unresolved
5.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	- Complete site, including access form public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
7.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
8.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division	- The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
10.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only

11.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it.	Info Only
13.	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
14.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. The site will have to meet the specific requirements of this section of the Code. Specifically, the maximum impervious of the site. Please see SCLDC 30.10.1 for regulations pertaining to this overlay. To demonstrate that the site is not within the Aquifer Recharge Zone, a geotechnical report will need to be provided to the County at site plan/final engineering review.	Info Only
15.	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

16.	Natural Resources	Please provide a tree removal table showing the individual DBH and common names of a tree, as well as the sum of DBH of trees being removed. Trees less than six (6) inches DBH and palm trees are exempt. All tree species listed as Category I or Category II invasive exotics in the Florida Exotic Pest Plant Council's List of Invasive Species shall be exempt. Dead or declining trees, as determined by a certified arborist, are exempt.	Unresolved
17.	Natural Resources	As mitigation for trees to be removed for the proposed work, the County may request that all tree species listed as Category I or Category II invasive exotics in the Florida Exotic Pest Plant Council's List of Invasive Species to be removed from the proposed conservation easement.	Info Only
18.	Natural Resources	It appears that trees will be removed for the proposed work, as such, an arbor permit is required. 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. Indicate (by color or with an X) which trees will be removed and which trees are to be preserved (by color or with a circle).	Unresolved
19.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
20.	Planning and Development	Per SCLDC update as of Ordinance 2026-12, Sec. 30.14.2.3 (b) Lakes, wetlands, retention areas, and buffers combined may account for a maximum of fifty (50) percent of the required Open Space; except that for non-residential developments of one (1) net buildable acre or less. Please revise the open space calculation to show that buffers, retention, and wetlands combined can only count for fifty (50) percent of open space.	Unresolved
21.	Planning and Development	Per SCLDC Sec. 30.14.2.3 (d) Stormwater retention ponds may be counted toward the minimum required open space, subject to the limitation in paragraph (B) and the following criteria: (1) The pond shall be accessible to all residents, employees and/or visitors. (2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. a. The pond shall have a curvilinear shape simulating a natural water body. b. The pond shall have no steeper than a 4:1 slope with no fencing. c. The pond shall be sodded or dressed with equivalent ground cover. d. Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an	Info Only

		improved aesthetic effect. e. The pond and/or adjacent area shall include a minimum of two of the following features when adjacent to a wet pond: 1. Fountain 2. Stabilized walking path 3. Exercise equipment 4. Benches for seating 5. Tot lot or mini-park 6. Nature interpretation stations 7. Pavilion or other shaded structures 8. Other features in addition to, or substituting for, the aforementioned may be approved by the Development Services Director if consistent with the intent of this Part. f. A littoral zone with plantings is required for wet ponds. 1. Littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Multiple planting depth zones are required. 2. Landscape plans shall be reviewed and approved by the Natural Resource Officer or designee. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.	
22.	Planning and Development	Please state hours of operation on the MDP.	Unresolved
23.	Planning and Development	Please state all uses requested as permitted in Tract 19 on the MDP.	Unresolved
24.	Planning and Development	Please make the following notes on the Master Development Plan: "Dumpster enclosure will meet Seminole County Land Development Code SCLDC Sec. 30.14.15. Screening. Dumpster enclosure will require a separate permit" "Outdoor lighting will comply with Seminole County Land Development Code Section 30.15- Outdoor Lighting Requirements." "All project signage shall comply with the Seminole County Land Development Code. " "Any outside storage of parts, supplies or materials shall be prohibited" "Parking Lot Landscaping will meet the requirements of SCLDC Section 30.30.11.5" "Buffer Composition will be determined at the time of site plan application." "Landscape buffers will meet the requirements of SCLDC section 30.14.- Landscaping, Screening, Buffering, and Open Space, unless otherwise stated in the Development Order." "Stormwater pond will adhere to all provisions of SCLDC Sec. 30.14.2.3."	Unresolved

25.	Planning and Development	Please provide the property legal description in a separate word document. This may be emailed to kapgar@seminolecountyfl.gov	Unresolved
26.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. Please notate how many spaces are being provided in the Site Data and mark the location on the MDP.	Unresolved
27.	Planning and Development	Please provide a vicinity map to scale with a radius of 500 feet on the MDP (or cover sheet).	Unresolved
28.	Planning and Development	A community meeting in accordance with SCLDC Sec. 30.3.5. - Community meeting procedure is required. Staff recommends sending the flyer out prior to mailing in order to check that it is meeting code requirements. The list of neighboring properties can be obtained from the Property Appraiser's office. Please see the following link for more information- https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
29.	Planning and Development	Please show the distance from the building to the Little Wekiva River. You may show this on a separate exhibit if needed.	Unresolved
30.	Planning and Development	In reference to the PD Benefit Criteria, it may be worth considering a cross access easement to allow accessibility from The Springs residential development to this dental office. This could lend itself to increased pedestrian and bicycle accessibility, thus helping to meet the multi-modal benefit. Please coordinate with The Springs to provide support/consent of bicycle and/or pedestrian connection. This connection is <u>not required</u> and is only provided as a suggestion.	Info Only
31.	Planning and Development	It will be required to combine the parcels in order to have the stormwater pond on the adjacent property. These parcels are not parcels as off the 1971 tax roll, thus, this will require the properties to be platted. Based on the 2000 tax roll data, these properties may qualify for the Minor Plat process (the PSP stage is not required). Please make a note on the MDP that these parcels will be combined through an approved County process.	Unresolved
32.	Planning and Development	It will be required to dedicate the conservation easement during time of Final Development Plan/Engineered Site Plan.	Info Only
33.	Planning and Development	Please make a note on the MDP that this property is located in the Wekiva Study Area and has an impervious surface ratio maximum of sixty-five (65) percent in compliance with Seminole County FLU Policy 2.3.12 (B).	Unresolved

34.	Planning and Development	Per SCLDC Sec. 2.3. Definitions, Open space ratio: The percentage of the net buildable area of a parcel that is required to remain in open space. Please use net buildable acreage for open space requirement.	Unresolved
35.	Planning and Development	The PD criteria have changed, effective as of August 1st, 2026. CPTED is no longer a permitted benefit. Additionally, the multi-modal benefit must be more than what the LDC currently requires. The sidewalk and bicycle parking are already requirements of code and the PD has to address minimization impact to transportation as a requirement regardless under Sec. 30.8.5.3 (c). The implementation of this benefit must be significantly over requirements in order to qualify as a benefit. The community benefit provision as stated is not referencing any greater benefit than what was previously established in the prior PD amendment allowing the limited CN uses, nor are office/light retail uses an amenity/service that is not already provided in the surrounding area (if otherwise, please explain and provide data). 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. It is required to show that this cannot be achieved under a conventional zoning with two (2) or more benefits listed per the SCLDC. Please ensure you are providing features that can be supported in terms of measurable net community benefit that would not otherwise be provided if this development was not pursuing a PD. Please re-write the narrative to be consistent with the updated Greater Benefit and Innovation criteria as per Ordinance 2026-12, Sec. 30.8.5.3 (b). and staff feedback contained herein.	Unresolved
36.	Public Safety - Fire Marshal	Additional comments may be generated based on actual site submittal.	Info Only
37.	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
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

39.	Public Safety - Fire Marshal	"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 21/2 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
40.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
41.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
42.	Public Works - Engineering	Engineering has no specific issues with the roadway and drainage for this rezone.	Info Only
43.	Public Works - Engineering	A detailed drainage analysis will be required at site plan/final engineering review.	Info Only
44.	Public Works - Engineering	A geotechnical report will be required at site plan review with borings in the retention area and borings to determine the extent of any karst features on the site.	Info Only
45.	Public Works - Engineering	Conservation easement will be required over all flood plains, wetlands, and karst areas on the site.	Info Only

46.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	No Review Required
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/13/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, Christina Seckinger

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

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

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

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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