



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, May 21, 2025

9:00 AM

No meeting scheduled.

DRC & PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

FREER LANE SUBDIVISION - PRE-APPLICATION

[2025-494](#)

Project Number: 25-80000054

Project Description: Proposed Rezone and Subdivision of 11.17 acres for a single family residential development in the A-1 Zoning District located on the north side of Vihlen Rd, east of Upsala Rd

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

Parcel ID: 26-19-30-5AE-0800-0000+

BCC District: 5-Herr

Applicant: McGregor Love (407) 418-6311

Consultant: N/A

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

TRADEMARK METALS RECYCLING - PRE-APPLICATION[2025-495](#)**Project Number:** 25-80000055**Project Description:** Proposed Site Plan to replace an existing modular office building on 6.5 acres in the M-1 Zoning District located on the south side of W SR 46, west of Meisch Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-30-5AE-310A-0000**BCC District:** 5-Herr**Applicant:** Patrick Fuller (813) 226-0088**Consultant:** Scott Bennewitz (513) 460-8501**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION**[2025-496](#)**Project Number:** 25-32000008**Project Description:** Proposed Special Exception for a restaurant on 9.51 acres in the PD Zoning District located on the south side of W Lake Mary Blvd, east of Sun Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 18-20-30-511-0000-001A**BCC District:** 4-Lockhart**Applicant:** Joe Schlosser (513) 514-1110**Consultant:** Wen Zheng (321) 948-6990**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-494

Title:

FREER LANE SUBDIVISION - PRE-APPLICATION

Project Number: 25-80000054

Project Description: Proposed Rezone and Subdivision of 11.17 acres for a single family residential development in the A-1 Zoning District located on the north side of Vihlen Rd, east of Upsala Rd

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

Parcel ID: 26-19-30-5AE-0800-0000+

BCC District: 5-Herr

Applicant: McGregor Love (407) 418-6311

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. #: 25-80000054
PM: Kaitlyn
REC'D: 4/25/25

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: Freer Lane Subdivision
PARCEL ID #(S): 26-19-30-5AE-0800-0000; 0700-0000
TOTAL ACREAGE: 11.47 BCC DISTRICT: District 5 - Andria Herr
ZONING: A-1 FUTURE LAND USE: LDR

APPLICANT

NAME: McGregor Love COMPANY: Lowndes
ADDRESS: 215 N Eola Drive
CITY: Orlando STATE: FL ZIP: 32801
PHONE: 407-418-6311 EMAIL: mcgregor.love@lowndes-law.com

CONSULTANT

NAME: Same as Applicant COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Single family subdivision with concurrent rezoning to allow same

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

STAFF USE ONLY

COMMENTS DUE: 5/9	COM DOC DUE: 5/15	DRC MEETING: 5/21
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the north side of Vihlen Rd, east of Upsala Rd
W/S: City of Sanford	BCC: 5: Herr	



MCGREGOR T. LOVE

mcgregor.love@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6311 | F: 407-843-4444
MAIN NUMBER: 407-843-4600



April 23, 2025

VIA EMAIL

Seminole County Development Services
Attn.: Heather Ryan

**Re: Pre-Application Request –
Parcel ID Numbers: 26-19-30-5AE-0800-0000; 0700-000**

Dear Heather:

This law firm represents the contract purchaser for the Property identified by Parcel ID Numbers: 26-19-30-5AE-0800-0000; 0700-000 (the "Property"). The Property has a Comprehensive Plan Future Land Use designation of LDR and a zoning district of A-1. The applicant intends to develop the property as single-family residential. Due to apparent development constraints, the applicant does not currently have a concept plan.

If development is feasible, the applicant would subdivide the Property and rezone it to a zoning district that is consistent with the Property's existing Future Land Use designation. Currently, a fifteen-foot-wide easement (roughly outlined in the image attached to this letter) is the Property's only right-of-way access. Accordingly, based upon our understanding, right-of-way access, wetland impacts, and floodplain issues may present significant challenges to development. Those issues are the primary focus of this pre-application request.

Sincerely,

LOWNDES, DROSDICK, DOSTER,
KANTOR & REED, P.A.

A handwritten signature in blue ink, appearing to read 'McGregor T. Love', written over a light blue rectangular background.

McGregor T. Love





Property Record Card



Parcel: 26-19-30-5AE-0800-0000
 Property Address: FREER LN SANFORD, FL 32771
 Owners: HEMANN, BRADLEY E
 2025 Market Value \$168,510 Assessed Value \$168,510 Taxable Value \$168,510
 2024 Tax Bill \$2,122.67 Tax Savings with Non-Hx Cap \$48.89
 Vacant Residential property has a lot size of 5.55 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-30-5AE-0800-0000
Property Address	
Mailing Address	101 TOULA AVE LONGWOOD, FL 32750-2718
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$168,510	\$164,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$168,510	\$164,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$6,165
P&G Adjustment	\$0	\$0
Assessed Value	\$168,510	\$158,235

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,171.56
Tax Bill Amount	\$2,122.67
Tax Savings with Exemptions	\$48.89

Owner(s)

Name - Ownership Type
 HEMANN, BRADLEY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF BLK 7 S OF RR R/W (LESS
NLY 200 FT FOR RD) & W 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$168,510	\$0	\$168,510
Schools	\$168,510	\$0	\$168,510
FIRE	\$168,510	\$0	\$168,510
ROAD DISTRICT	\$168,510	\$0	\$168,510
SJWM(Saint Johns Water Management)	\$168,510	\$0	\$168,510

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2018	\$149,900	09157/1457	Vacant	Yes
SPECIAL WARRANTY DEED	12/1/2010	\$20,000	07509/0358	Vacant	No
CERTIFICATE OF TITLE	8/1/2008	\$100	07044/0975	Vacant	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0530	Improved	No
FINAL JUDGEMENT	7/1/2001	\$100	04137/0610	Improved	No
WARRANTY DEED	12/1/1985	\$100	01698/1376	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0870	Improved	No
WARRANTY DEED	3/1/1979	\$100	01215/1391	Improved	No

Land

Units	Rate	Assessed	Market
5.48 Acres	\$41,000/Acre	\$168,510	\$168,510

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
05812	COS 60 AMPS-200 AMPS	\$150		7/1/1998

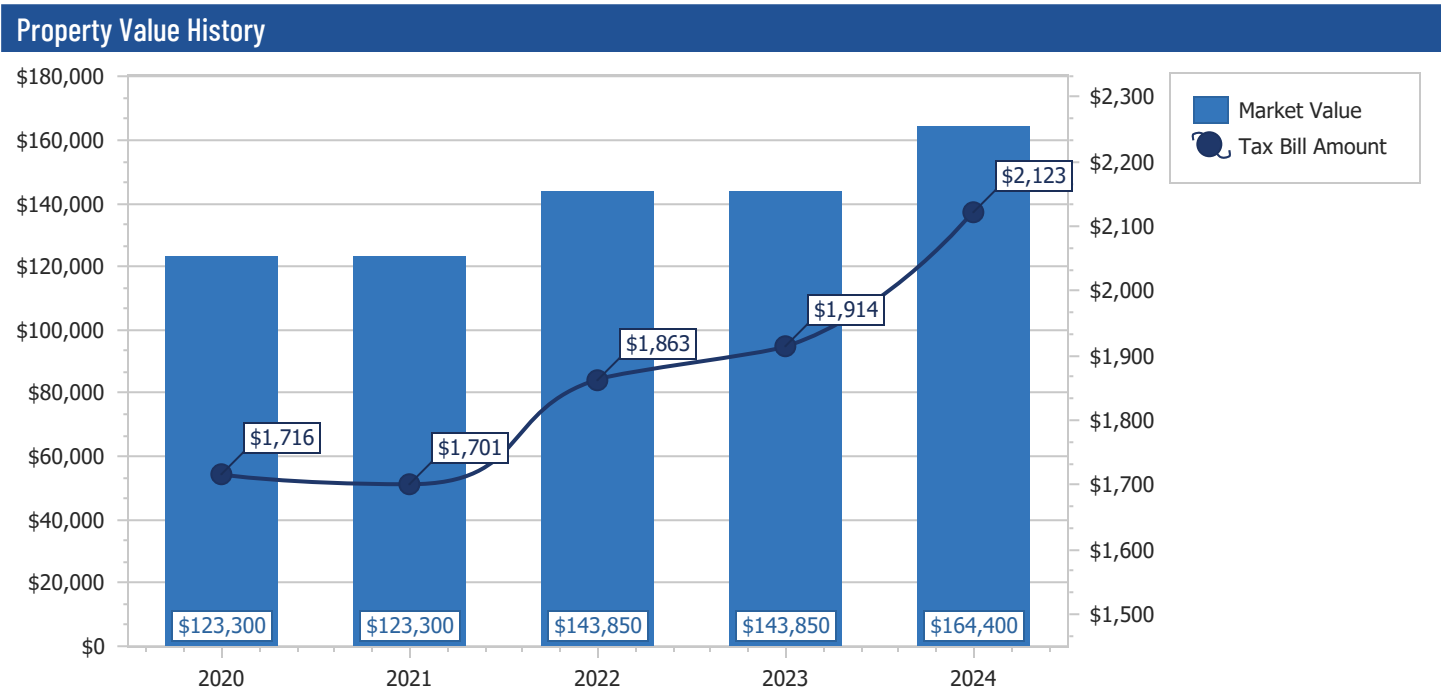
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

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 5

Utilities	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



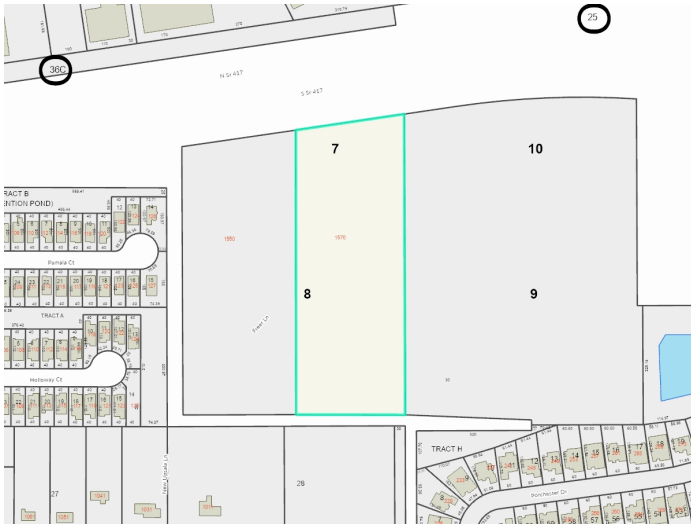
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 26-19-30-5AE-0700-0000
 Property Address: FREER LN SANFORD, FL 32771
 Owners: NGUYEN, THOA N; LE, SI VAN
 2025 Market Value \$122,795 Assessed Value \$78,929 Taxable Value \$78,929
 2024 Tax Bill \$1,201.43 Tax Savings with Non-Hx Cap \$381.01
 Vacant Residential property has a lot size of 5.62 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-30-5AE-0700-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	5626 S FENTON ST LITTLETON, CO 80123-0681
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
		0
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$122,795	\$119,800
Just/Market Value	\$122,795	\$119,800
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

	\$1,582.44
Tax Savings with Exemptions	\$381.01

Owner(s)

Name - Ownership Type

NGUYEN, THOA N - Tenants in Common :50
 LE, SI VAN - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF BLK 7 S OF RR (LESS NLY
200 FT FOR RD) & E 1/2 OF BLK 8
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$78,929	\$0	\$78,929
Schools	\$122,795	\$0	\$122,795
FIRE	\$78,929	\$0	\$78,929
ROAD DISTRICT	\$78,929	\$0	\$78,929
SJWM(Saint Johns Water Management)	\$78,929	\$0	\$78,929

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	8/1/2013	\$78,000	08112/0001	Improved	No
CERTIFICATE OF TITLE	5/1/2013	\$100	08042/1588	Improved	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0504	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0871	Vacant	No

Land

Units	Rate	Assessed	Market
5.99 Acres	\$41,000/Acre	\$122,795	\$122,795

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
05813	COS 100 AMPS-150 AMPS	\$485		7/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

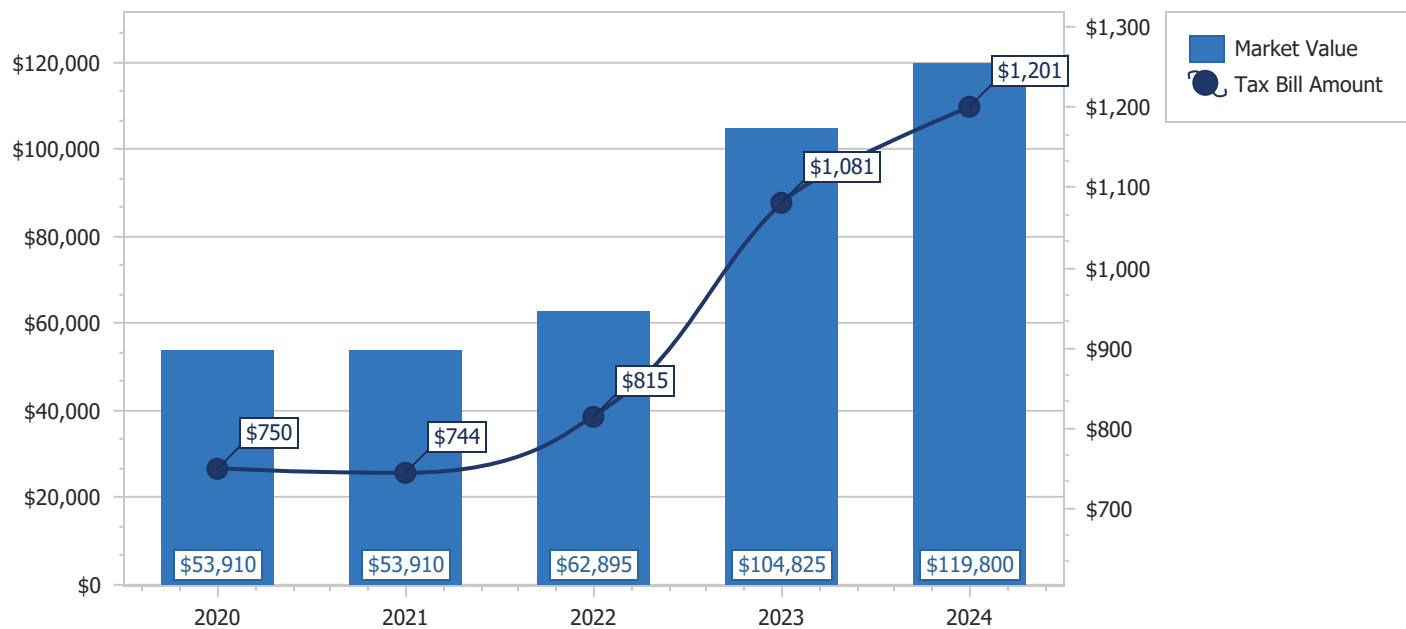
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 5

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 4/28/2025 4:36:26 PM
Project: 25-80000054
Credit Card Number: 37*****7319
Authorization Number: 247585
Transaction Number: 28042503A-7400C08C-639B-4E40-BED9-8EE24E541A8E
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	FREER LANE SUBDIVISION - PRE-APPLICATION	PROJ #: 25-80000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	EP MCGREGOR LOVE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-30-5AE-0800-0000+	
PROJECT DESCRIPTION	PROPOSED REZONE AND SUBDIVISION ON 11.17 ACRES FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
NO OF ACRES	11.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF VIHLEN RD, EAST OF UPSALA RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
MCGREGOR LOVE LOWNDES, DROSDICK, DOSTER 215 N EOLA DR ORLANDO FL 32801 (407) 418-6311 MCGREGOR.LOVE@LOWNDES-LAW.COM	N/A	

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

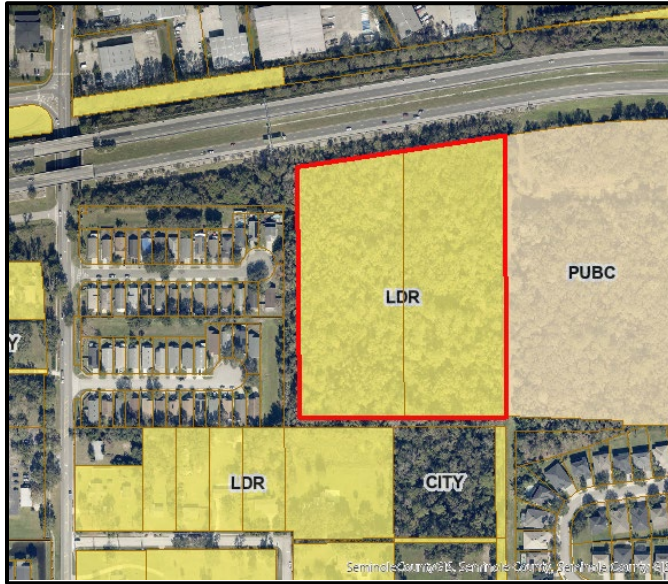
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of A-1 (Agriculture).
- Each newly created lot must meet the minimum net buildable lot size in accordance with the A-1 (Agriculture) Zoning district of one (1) acre, or whichever district is proposed at the time of Rezone.
- Each newly created lot must have minimum width of twenty (20) feet of access onto a public right of way that conforms to the Seminole County standards.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



Wetland



AGENCY/DEPARTMENT COMMENTS

	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_PT67LAS_CBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Comprehensive Planning	Development is not within Seminole County Utilities Service area, staff recommends reaching out to the City of Sanford for pre-annexation.	Info Only
5.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) allows for Maximum 4 DU/AC (per net buildable acre) or a Maximum 7 DU/AC with affordable housing (see Policy HSG 3.3)	Info Only
6.	Comprehensive Planning	Site is located within the North I-4 Industrial Target Area.	Info Only
7.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area). Site may require joint review and optional comments from the City of Sanford. Please contact the City of Sanford for possible annexation 407.688.5140.	Info Only

8.	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
9.	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
10.	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
11.	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
12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	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
15.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
16.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
17.	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
18.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
19.	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
20.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches	Info Only

		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)	
21.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
22.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
23.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
24.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
25.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
26.	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
27.	Planning and Development	The Low Density Residential (LDR) Future Land Use allows the following zoning districts: R-1, R-1A, R-1AAA, R-1AAAA, A-1, RC-1, PLI and PD Please be aware, any proposed zoning district will be evaluated for consistency with the greater area.	Info Only
28.	Planning and Development	Each platted lot must have a net buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only

29.	Planning and Development	SETBACKS: The primary structure setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street.	Info Only
30.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
31.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
32.	Planning and Development	Seminole County requires Community Meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urll/Community-Meeting-Procedure.pdf	Info Only
33.	Planning and Development	Subdivision Process: <ul style="list-style-type: none"> • 1st step is approval of the Rezone. 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 of submittals and agenda date deadlines. • 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • 3rd step is approval of the Final Engineering Plans; may be submitted once step 1 has been approved by BCC and step 2 is under review. • 4th step is approval of the Final Plat; may be submitted once PSP is approved and Final Engineering Plans are in for review. Final Engineering Plans must be approved prior to Final Plat recording. 	Info Only
34.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
35.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Info Only

36.	Planning and Development	Per Sec. 35.64 (b)(4) Street Access. The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
37.	Planning and Development	Net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
38.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
39.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
41.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
42.	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
43.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
44.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream of the property, therefore the site will be required to retain the up to the entire 25-year, 24-hour storm event volume	Info Only

		onsite without discharge. If a viable discharge location and sufficient capacity is demonstrated, a bleed down of water would be allowed.	
46.	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
47.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north	Info Only
48.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an onsite wetland that then gets to an existing County ditch system.	Info Only
49.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
50.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
51.	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
52.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering	The property is adjacent to an unopened ROW that has a fairly large ditch in it. This ROW would have to be piped and would connect to the property where there appears to be wetlands and flood plains. There appears to be an easement on the west side of the site but does not appear to be sufficient to develop off of that location.	Info Only
54.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
55.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
56.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only
57.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-495

Title:

TRADEMARK METALS RECYCLING - PRE-APPLICATION

Project Number: 25-80000055

Project Description: Proposed Site Plan to replace an existing modular office building on 6.5 acres in the M-1 Zoning District located on the south side of W SR 46, west of Meisch Rd

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

Parcel ID: 26-19-30-5AE-310A-0000

BCC District: 5-Herr

Applicant: Patrick Fuller (813) 226-0088

Consultant: Scott Bennewitz (513) 460-8501



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

PROJ. #: 25-80000055

Received: 5/2/25

Paid: 5/2/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: TRADEMARK METALS RECYCLING

PARCEL ID #(S): 26-19-30-5AE-310A-0000

TOTAL ACREAGE: 6.5 AC

BCC DISTRICT: DISTRICT 5

ZONING: C-2, M-1, A-1

FUTURE LAND USE: HIPTI

APPLICANT

NAME: PATRICK FULLER

COMPANY: TRADEMARK METALS RECYCLING, LLC

ADDRESS: 5401 W KENNEDY BLVD STE. 400

CITY: TAMPA

STATE: FL

ZIP: 33609-2428

PHONE: 813-226-0088

EMAIL: patrick.fuller@tmrecycling.com

CONSULTANT

NAME: SCOTT BENNEWITZ

COMPANY: BENNEWITZ CONSULTING

ADDRESS: 2541 CLIFF WAY

CITY: ST. CLOUD

STATE: FL

ZIP: 34771

PHONE: 513-460-8501

EMAIL: bscottbennewitz@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: REPLACE MODULAR OFFICE BUILDING

STAFF USE ONLY

COMMENTS DUE: 5/9

COM DOC DUE: 5/15

DRC MEETING: 5/21

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: Hipti

LOCATION:
on the south side of W SR 46,
west of Meisch Rd

W/S: Sanford

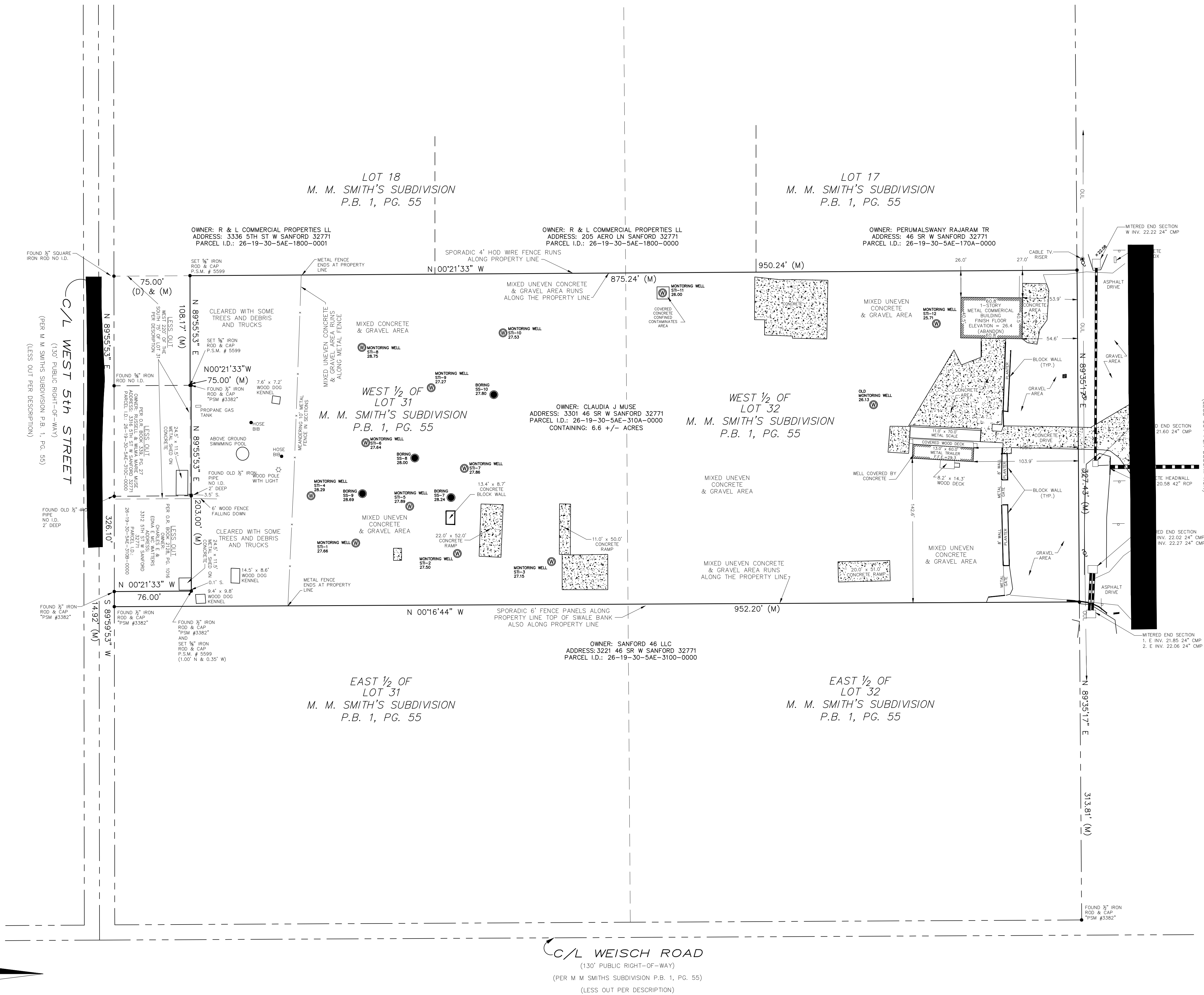
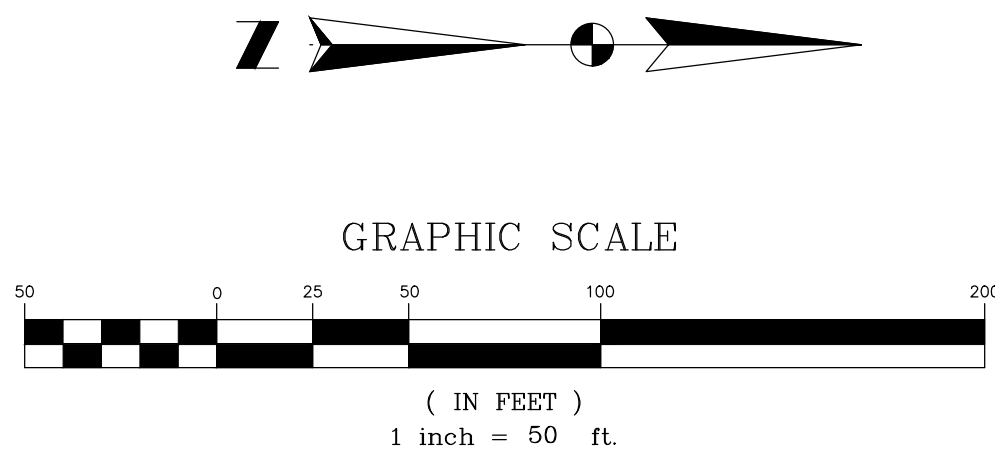
BCC: 5: Herr

Agenda: 5/16

Trademark Metals Recycling Preapplication Narrative

Trademark Metals Recycling, LLC (TMR) is a division of Nucor Steel and is based in Tampa Florida. Nucor is the largest recycler of ferrous metals in the United States. TMR purchased the junkyard / scrap metal facility located at 3301 SR 46 W Sanford, FL in 2011. TMR has continued to operate the facility as a scrap metal yard where end of life vehicles, ferrous and nonferrous metals are purchased, sorted, processed and shipped to facilities for further processing or to end users. The site is predominantly vacant with improvements including a small warehouse, vehicle processing area, parking, entrance drives, scale and modular office building. TMR is proposing to replace the office building with a similar structure both in size and use. Provisions in the Seminole County Land Development Code's nonconforming use section don't address a scenario where a modular building is proposed to be replaced. The purpose of replacing the structure is a more cost effective way to upgrade the office facilities providing a better and safer building for employees. TMR is not proposing to expand the nonconforming use or building. They are also not proposing to reconfigure or relocate other facilities on the site.

In discussion with County Staff, it was determined that considering the somewhat unique request, TMR should proceed through the preapplication process. TMR appreciates Staff reviewing this proposal.



STATE ROAD NO. 46 (WEST 1st STREET)

(PER RIGHT-OF-WAY MAP SECTION # 77030-2107)

(LESS OUT PER DESCRIPTION)

Copyright 2010. W C ELLIOTT SURVEYING reserves copyright & other rights restricting these documents to the original site or purpose for which they were prepared. Reproductions, changes or assignments are prohibited.

W. C. ELLIOTT SURVEYING

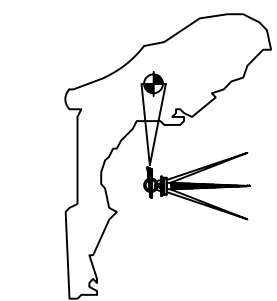
PROFESSIONAL SURVEYOR & MAPPER

121 BURNS AVENUE

LONGWOOD, FLORIDA 32750

PH. No. (407) 402-2331

FLORIDA REGISTRATION No. 5599



PROJECT No.: 011-MP-001

FIELD DATE: 07/08/10

DRAWN DATE: 07/10/10

SCALE: 1" = 50'

CHECKED BY: W.C.E.

DRAWN BY: W.C.E.

SHEET 2 OF 2

"ALTA/ACSM LAND TITLE SURVEY"

BOUNDARY SURVEY

3301 46 SR W (1st Street)

SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

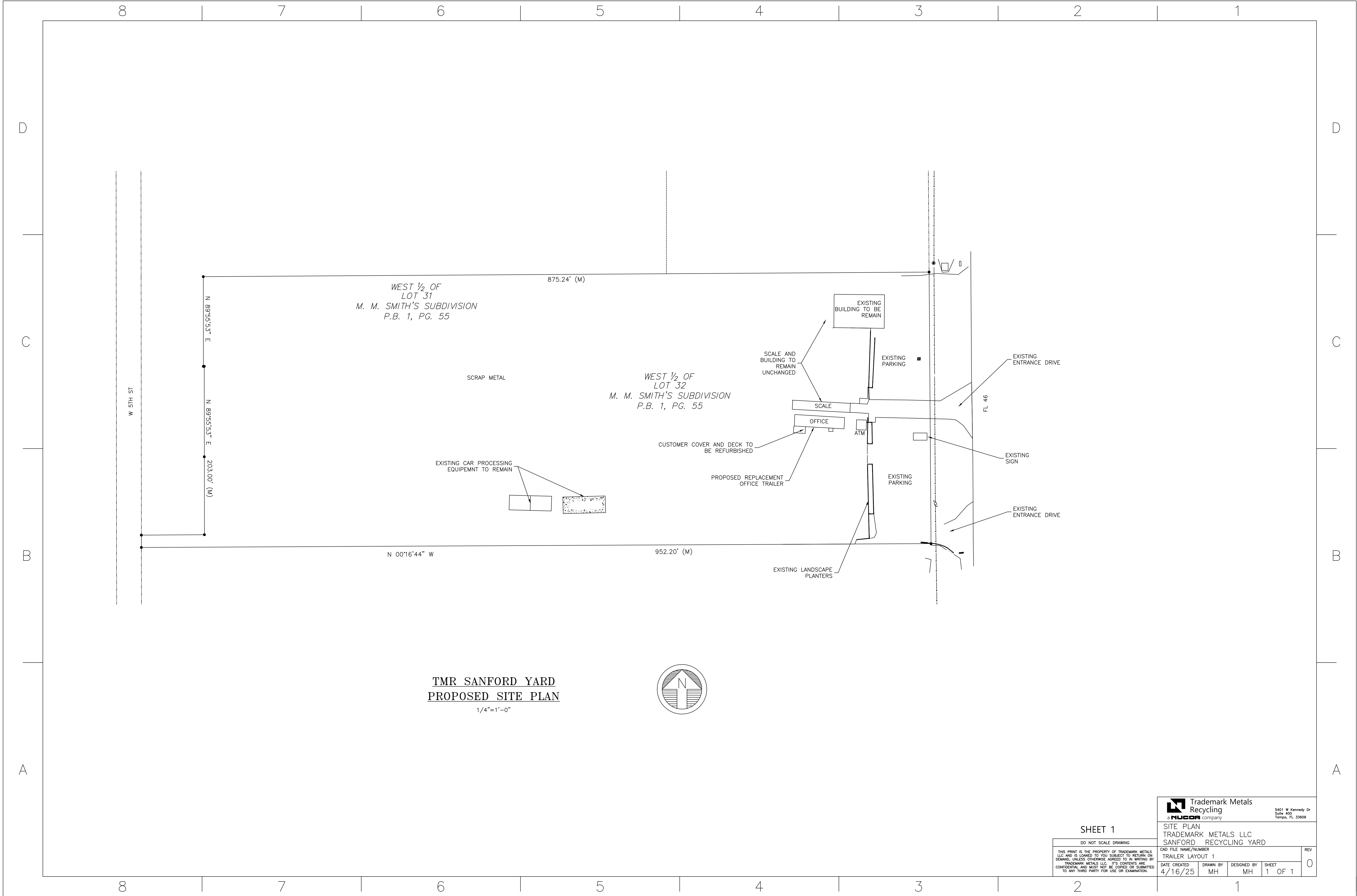
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

Trademark Metal

Recycling LLC

PREPARED FOR:

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7	7/09/10	BOUNDARY SURVEY	WCE



SHEET 1			
DO NOT SCALE DRAWING			
THIS PRINT IS THE PROPERTY OF TRADEMARK METALS LLC AND IS LOANED TO YOU SUBJECT TO RETURN ON DEMAND. UNLESS OTHERWISE AGREED TO IN WRITING BY TRADEMARK METALS LLC, ITS CONTENTS ARE CONFIDENTIAL AND MUST NOT BE COPIED OR SUBMITTED TO ANY THIRD PARTY FOR USE OR EXAMINATION.			
DATE CREATED	DRAWN BY	DESIGNED BY	SHEET
4/16/25	MH	MH	1 OF 1
TRAILER LAYOUT 1			REV
			0



Trademark Metals
Recycling
NUCOR company

5401 W. Kennedy Dr
Suite 400
Tampa, FL 33609

SITE PLAN
TRADEMARK METALS LLC
SANFORD RECYCLING YARD

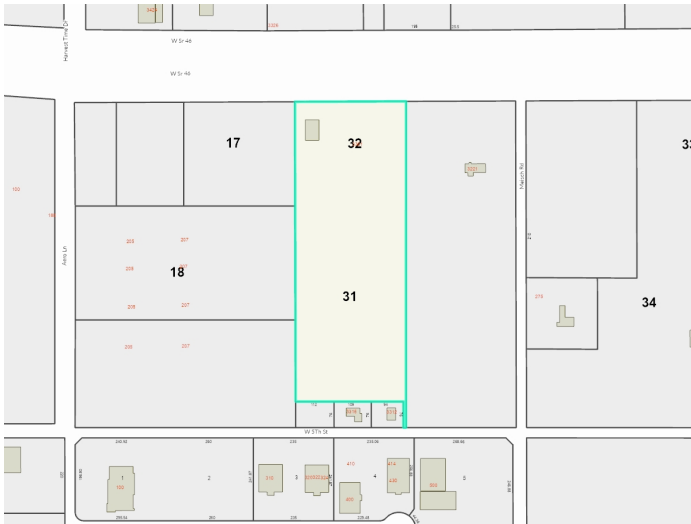
CAD FILE NAME/NUMBER
TRAILER LAYOUT 1

Property Record Card



Parcel: 26-19-30-5AE-310A-0000
Property Address: 3301 W SR 46 SANFORD, FL 32771
Owners: TRADEMARK METALS RECYCLING LLC
 2025 Market Value \$2,035,119 Assessed Value \$1,772,604 Taxable Value \$1,772,604
 2024 Tax Bill \$21,770.90 Tax Savings with Non-Hx Cap \$728.80
 Warehouse-Distr & Storage property w/1st Building size of 2,400 SF and a lot size of 6.50 Acres

Parcel Location



Site View



2619305AE310A0000 04/25/2023

Parcel Information

Parcel	26-19-30-5AE-310A-0000
Property Address	3301 W SR 46 SANFORD, FL 32771
Mailing Address	5401 W KENNEDY BLVD STE 400 TAMPA, FL 33609-2428
Subdivision	SMITHS M M
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$55,779	\$57,354
Depreciated Other Features	\$26,976	\$15,785
Land Value (Market)	\$1,952,364	\$1,630,222
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,035,119	\$1,703,361
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$262,515	\$91,903
P&G Adjustment	\$0	\$0
Assessed Value	\$1,772,604	\$1,611,458

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$22,499.70
Tax Bill Amount	\$21,770.90
Tax Savings with Exemptions	\$728.80

Owner(s)

Name - Ownership Type

TRADEMARK METALS RECYCLING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF BLKS 31 + 32
(LESS W 315 FT OF S 76 FT + ST RD)
M M SMITHS SUBD
PB 1 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,772,604	\$0	\$1,772,604
Schools	\$2,035,119	\$0	\$2,035,119
FIRE	\$1,772,604	\$0	\$1,772,604
ROAD DISTRICT	\$1,772,604	\$0	\$1,772,604
SJWM(Saint Johns Water Management)	\$1,772,604	\$0	\$1,772,604

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2011	\$100	07529/0856	Improved	No
WARRANTY DEED	2/1/2011	\$1,750,000	07529/0853	Improved	Yes
QUIT CLAIM DEED	2/1/2011	\$100	07529/0852	Improved	No

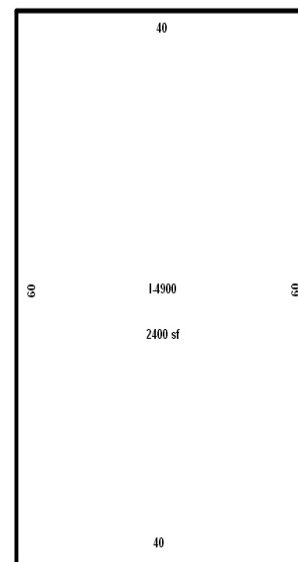
Land

Units	Rate	Assessed	Market
266,233 SF	\$7.26/SF	\$1,932,852	\$1,932,852
0.82 Acres	\$23,795.20/Acre	\$19,512	\$19,512

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1976/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2400
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$107,268
Assessed	\$55,779

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
07664	MONUMENT SIGN	\$2,500		10/10/2012
04590	DROP 10' X 10' PRE-FAB ATM BOX ON CONCRETE SLAB	\$18,000		6/19/2012
04204	VINYL & CHAIN-LINK FENCE ACROSS FRONT OF PROPERTY	\$13,000		6/5/2012
00989	EXTERIOR & INTERIOR ALTERATIONS	\$50,000		2/14/2012
07521	ROOF COVER-UP	\$1,700		9/20/2011
07026	ELECTRICAL	\$2,000		8/30/2011
05946	OFFICE TRAILER	\$25,000		7/21/2011
04579	CHANGE 717' OF 6' HIGH CHAIN-LINK FENCE TO 717' OF 8' HIGH WHITE VINYL PRIVACY FENCE ON W PROPERTY LINE	\$14,000		6/8/2011
06633	DEMOLISH INTERIOR	\$300		8/20/2010
00381	DEMOLISH INTERIOR & SOME EXTERIOR BLOCK	\$1,500		1/20/2009
09245	8' X 200' BLOCK WALL - EMPINE AUTO SALVAGE	\$6,000		8/9/2006
04750	FENCE/WALL	\$700		5/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
ALUM UTILITY BLDG NO FLOOR	1979	1200	\$11,064	\$4,426
BLOCK WALL - SF	2006	1600	\$22,192	\$12,206
VINYL FENCE/COMM -LIN FT	2011	717	\$18,240	\$10,344

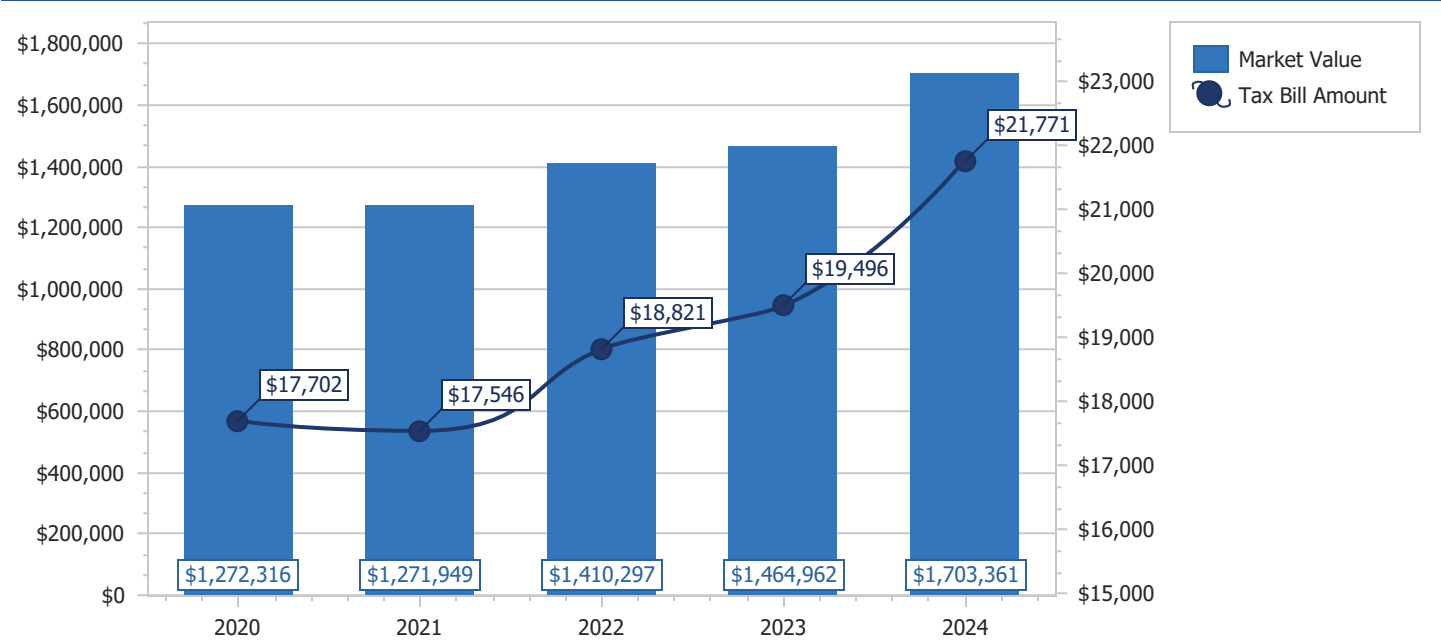
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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 5

Utilities	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 5/2/2025 10:36:24 AM
Project: 25-80000055
Credit Card Number: 37*****1008
Authorization Number: 259387
Transaction Number: 020525017-CDE3790E-D2A4-41E4-9DC3-D673D9417BC3
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	TRADEMARK METALS RECYCLING - PRE-APPLICATION	PROJ #: 25-80000055
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/02/25	
RELATED NAMES:	EP SCOTT BENNEWITZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-30-5AE-310A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REPLACE MODULAR OFFICE BUILDING ON 6.5 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 46, WEST OF MEISCH RD	
NO OF ACRES	6.50	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE SOUTH SIDE OF W SR 46, WEST OF MEISCH RD	
LOCATION PART 2		
CURRENT LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
PATRICK FULLER TRADEMARK METALS RECYCLING LLC 5401 W KENNEDY BLVD STE 400 TAMPA FL 33609 (813) 226-0088 PATRICK.FULLER@TMRECYCLING.COM	SCOTT BENNEWITZ BENNEWITZ CONSULTING 2541 CLIFF WAY SAINT CLOUD FL 34771 (513) 460-8501 BSCOTTBENNEWITZ@GMAIL.COM	

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

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

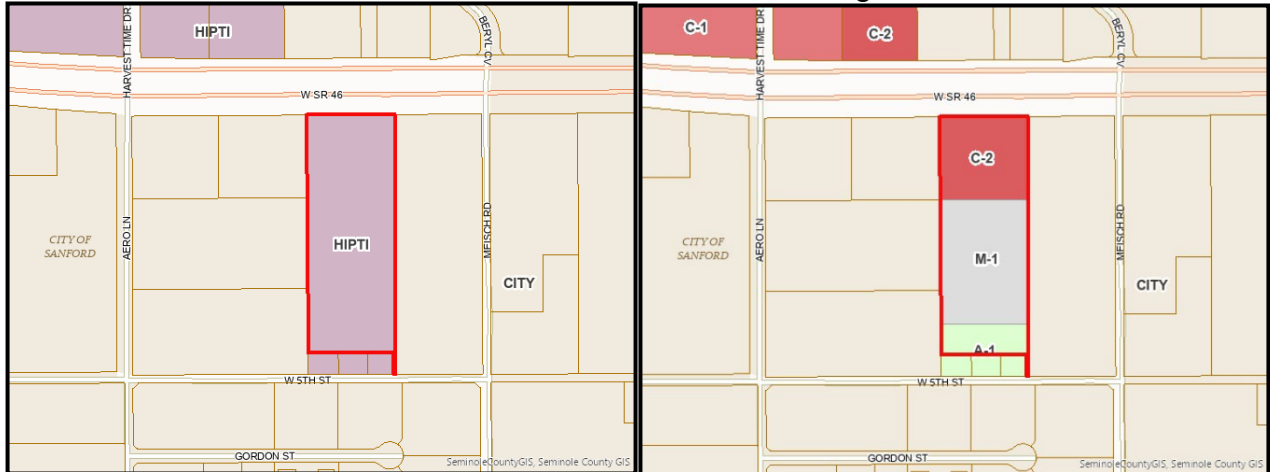
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Higher Intensity Planned Development Target Industry (HIPTI) and a zoning designation of C-2 (General Commercial), M-1 (Light Industrial), and A-1 (Agriculture).
- Any improvements to the property will require a site plan, subject to the requirements of Chapter 40 of the Seminole County Land Development Code (SCLDC).

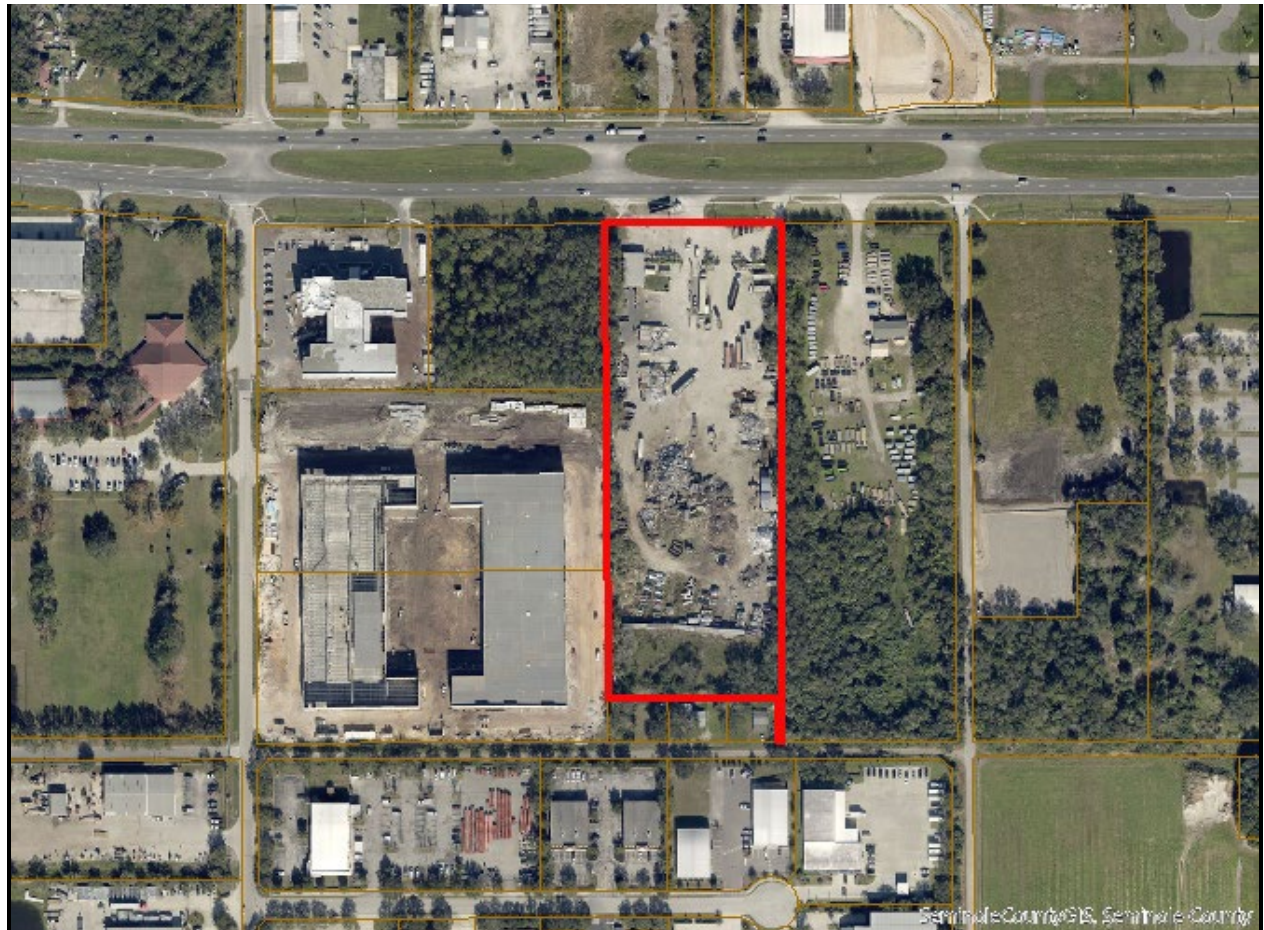
PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIPTI

Zoning: C-2, M-1, A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	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	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. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for SCLDC Sec. 30.14.6 on how to calculate LUI. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
3.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. Please refer to the SCLDC sections 30.14.3 and 30.14.3.5 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line. 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 trees set forth in Section 30.10.11.15(a) which are determined by the Planning Manager to form a canopy along the corridor) 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.	Info Only
5.	Buffers and CPTED	The SCLDC requires that 100 percent of landscaped areas be irrigated. Landscape and Irrigation plans will be required with Site Plan submittal. Please see Landscape/Irrigation Plan requirements at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. ADA access is required for	Info Only

		mobile office, which will require a ramp meeting FBC, Accessibility.	
8.	Comprehensive Planning	Site has a Future Land Use of HIPTI and is located within the North I-4 Industrial Target Area. Based on this please note Future Land Use Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Target Industry uses are referenced on the Exhibit FLU: Hip Target Areas. The existing use is consistent with the Target Industry, which includes Auto parts, manufacturing, machinery, maintenance and modification and electronics/mechanical assembly. Site is located within a half mile of the Sanford Sunrail so it does not qualify for the additional allowed uses stated in Policy FLU 4.5.3(6).	Info Only
9.	Comprehensive Planning	Adjacent Properties are within the City of Sanford. Sewer and Water services are being supplied by the City of Sanford. Staff recommends reaching out to the City to discuss possible annexation.	Info Only
10.	Comprehensive Planning	Site is within half mile radius of the Sanford Sunrail, SANFORD SUNRAIL STATION URBAN CENTER	Info Only
11.	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Area) within Sub-Area #8. Per the 2015 Sanford JPA, Sub Area 8: The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designations to HIP-TI.	Info Only
12.	Comprehensive Planning	Per Policy FLU 4.5.8 Regulation of Existing Uses: The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). Parcels of land currently used for agricultural purposes, and developed parcels or parcels which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for in this Plan.	Info Only
13.	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
14.	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

15.	Planning and Development	Because the building is being replaced and there are improvements to the site, 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
16.	Planning and Development	This parcel has three (3) different zoning districts on the property. The C-2 (General Commercial) Zoning District does not allow for Junk and Recycling Yards as a permitted use. The M-1 (Industrial) Zoning District allows Junk and Recycling Yards as a Special Exception use. A-1 (agriculture) Zoning District does not allow for Junk and Recycling Yards as a permitted use.	Info Only
17.	Planning and Development	The Special Exception for the subject property that was approved in 1982 was for an Automobile Salvage Yard. This is a different use than what is proposed under the TMR business model, which is metal recycling. This would require a new Special Exception. Please be aware, if a new Special Exception is pursued, then the use should only exist within the property zoned M-1. Junk and recycling yards are not a permitted use in the A-1 and C-2 zoning districts.	Info Only
18.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
19.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure. 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
20.	Planning and Development	The only permitted zoning classifications allowed under the HIP future land use designation are Planned Development (PD) and Public Lands and Institutions (PLI). However, per Future Land Use Policy 4.5.8 developed parcels or parcels	Info Only

		<p>which had site plan approval prior to December 8, 1987, will be deemed to be compatible with and further the goals, policies, provisions, densities, intensities, and land uses provided for in the Comprehensive Plan. This parcel was developed at least as of 1982, per record of the Special Exception. Given the nature of the split zoning and overflow of the junk and recycling yard into those districts where it is not permitted, staff recommends a PD rezone in order to promote land consistency, consistency with the Comprehensive Plan, allow for the use of the property that is zoned C-2, allow memorialization of adequate buffering to the south, and to bring the site into compliance with all Seminole County standards. This would be in lieu of pursuing a Special Exception on the portion of land zoned M-1. Please see the following link for more information regarding Planned Developments:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</p>	
21.	Planning and Development	<p>PD Criteria:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
22.	Planning and Development	<p>Additional PD Criteria:</p> <p>Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
23.	Planning and Development	<p>An application to rezone to PD is required to include a narrative addressing the following:</p>	Info Only

		<p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>	
24.	Planning and Development	<p>C-2, M-1, and PD zoning districts require a minimum of 25% open space. Please see the following link for more information about open space requirements:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP</p>	Info Only
25.	Planning and Development	<p>Special Exception process:</p> <p>Staff review (conceptual site plan is required for the Special Exception application)</p> <p>Community Meeting</p> <p>Planning and Zoning Board public hearing</p> <p>Board of County Commissioners public hearing</p> <p>Formal Site Plan application (separate application)</p> <p>PD Rezone process:</p> <p>Staff review (see above stated information regarding PD requirements)</p> <p>Community meeting</p> <p>Planning and Zoning Board public hearing</p> <p>Board of County Commissioners public hearing</p> <p>Final Development Plan (can be done as an engineered Site Plan)</p>	Info Only
26.	Planning and Development	<p>This property is located within the State Road 46 Gateway Corridor. Please see the following link for more information:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.11CRSTRO46GACOOVSTZOCLDECOPRAFAP</p>	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	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
29.	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
30.	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	Info Only

		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"	
31.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
32.	Public Works – Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
33.	Public Works – Engineering	Based on a preliminary review, the site discharges to a drainage system with known drainage issues, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge if it can be demonstrated that there is capacity in the downstream system additional discharge may be allowed.	Info Only
34.	Public Works – Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the ditch along State Road 46.	Info Only
36.	Public Works – Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	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
38.	Public Works – Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
39.	Public Works – Engineering	The property is adjacent to State Road 46 which is an FDOT roadway. An FDOT driveway and drainage connection permit will most likely be needed for any improvements to the site.	Info Only
40.	Public Works – Engineering	A left turn lane is required. A right turn lane should be considered based on the nature of the site and large vehicles entering the site.	Info Only
41.	Public Works – Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. There are currently 3 access to the site in approximately 330'	Info Only

42.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. A 6' sidewalk is required along the property frontage.	Info Only
43.	Public Works - Engineering	ADA parking and access to the site and ROW is required to be provided.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-496

Title:

MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION

Project Number: 25-32000008

Project Description: Proposed Special Exception for a restaurant on 9.51 acres in the PD Zoning District located on the south side of W Lake Mary Blvd, east of Sun Dr

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

Parcel ID: 18-20-30-511-0000-001A

BCC District: 4-Lockhart

Applicant: Joe Schlosser (513) 514-1110

Consultant: Wen Zheng (321) 948-6990



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

PROJ #: 25-32000008
BS #: 2025-08

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input checked="" type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

PROPERTY

PARCEL ID #:	<u>1820305110000001A</u> <u>18-20-30-511-0000-001A</u>	
ADDRESS:	<u>4265 W Lake Mary Blvd Lake Mary FL 32746</u>	
TOTAL ACREAGE:	<u>9.51 Acre</u>	CURRENT USE OF PROPERTY: <u>Retail Center</u>
WATER PROVIDER:	<u>Seminole County</u>	SEWER PROVIDER: <u>Seminole County</u>
ZONING:	<u>PD</u>	FUTURE LAND USE: <u>Com</u>

OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>			
NAME:	<u>Joe Schlosser</u>	COMPANY:	<u>Lake Mary Station LLC</u>
ADDRESS:	<u>11501 North Lake Drive</u>		
CITY:	<u>Cincinnati</u>	STATE:	<u>OH</u>
PHONE:	<u>513-514-1110</u>	ZIP:	<u>45249</u>
	EMAIL: <u>jschlosser@PhillipEdison.com</u>		

APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>			
NAME:	<u>Wen Zheng</u>	COMPANY:	<u>EJ Miyaji Inc</u>
ADDRESS:	<u>4265 W. Lake Mary Blvd</u>		
CITY:	<u>Lake Mary</u>	STATE:	<u>FL</u>
PHONE:	<u>321-948-6990</u>	ZIP:	<u>32746</u>
	EMAIL: <u>Miyaji.4265@gmail.com</u>		


SIGNATURE OF OWNER/AUTHORIZED AGENT

4/25/25
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

OWNERSHIP DISCLOSURE FORM

EXHIBIT A

The owner of the real property associated with this application is Lake Mary Station LLC, a Delaware limited liability company. Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, is the sole member of Lake Mary Station LLC.

Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, is the General Partner of Phillips Edison Grocery Center Operating Partnership I L.P. The officers duly authorized to act on behalf of the General Partner are listed below.

<u>Name</u>	<u>Office</u>
Jeffrey S. Edison	Chairman and Chief Executive Officer
Robert F. Myers	President
John P. Caulfield	Executive Vice President, Chief Financial Officer and Treasurer
Tanya E. Brady	General Counsel, Executive Vice President and Secretary
Joseph G. Schlosser	Chief Operating Officer and Executive Vice President
Jennifer L. Robison	Senior Vice President and Chief Accounting Officer
Gregory J. Hausfeld	Senior Vice President
KC T. Bills	Senior Vice President

The address for all parties named hereto is 11501 Northlake Drive, Cincinnati, OH 45249.

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: See Exhibit A

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:

Lake Mary Station LLC, a Delaware limited liability company
By: Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, its sole member

By: Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, its General Partner
Joe Schlosser
Joe Schlosser, its Executive Vice President, Chief Operating Officer

4/24/2025
Date

STATE OF OHIO
COUNTY OF HAMILTON

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2025, by Joe Schlosser, an individual, and Executive Vice President, Chief Operating Officer of Phillips Edison Grocery Center OP GP I LLC, a Delaware limited liability company, the general partner of Phillips Edison Grocery Center Operating Partnership I L.P., a Delaware limited partnership, the sole member of Lake Mary Station LLC, a Delaware limited liability company, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Rev 1/2020
Ref. Seminole County Finance Department

MARGARET E. GRUMBLEY
Notary Public, State of Ohio
My Commission Expires
August 19, 2029
COMMISSION #2019-RE-797184

Margaret E. Grumbley
Signature of Notary Public
Margaret E. Grumbley
Print, Type or Stamp Name of Notary Public

Property Record CardA



Parcel: **18-20-30-511-0000-001A**
 Property Address: **4215 W LAKE MARY BLVD LAKE MARY, FL 32746**
 Owners: **LAKE MARY STATION LLC**
 2025 Market Value \$19,216,683 Assessed Value \$19,216,683 Taxable Value \$19,216,683
 2024 Tax Bill \$221,800.92
 Retail Center-Anchored property w/1st Building size of 23,992 SF and a lot size of 9.51 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	18-20-30-511-0000-001A
Property Address	
Mailing Address	11501 NORTHLAKE DR CINCINNATI, OH 45249-1669
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	3	3
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$19,216,683	\$16,791,651
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$19,216,683	\$16,791,651

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$221,800.92
Tax Bill Amount	\$221,800.92
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 LAKE MARY STATION LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

PART OF LOT 1 DESCRIBED AS BEG SW
COR RUN N 571.73 FT E 165 FT N 15
FT E 386 FT N 220 FT E 41.03 FT S 240.66 FT E
168.58 FT S 139.99 FT W 32
FT S 76 FT W 27.22 FT S 362.08 FT W
192.81 FT N 53 DEG 57 MIN 05 SEC W
20.3 FT W 489.96 FT TO BEG (LESS BEG 12 FT
N OF SW COR RUN N 163 FT E 90 FT S 163 FT
W TO BEG)
GREENWOOD AT LAKE MARY
PB 45 PGS 67 & 68

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,216,683	\$0	\$19,216,683
Schools	\$19,216,683	\$0	\$19,216,683
FIRE	\$19,216,683	\$0	\$19,216,683
ROAD DISTRICT	\$19,216,683	\$0	\$19,216,683
SJWM(Saint Johns Water Management)	\$19,216,683	\$0	\$19,216,683

SalesA

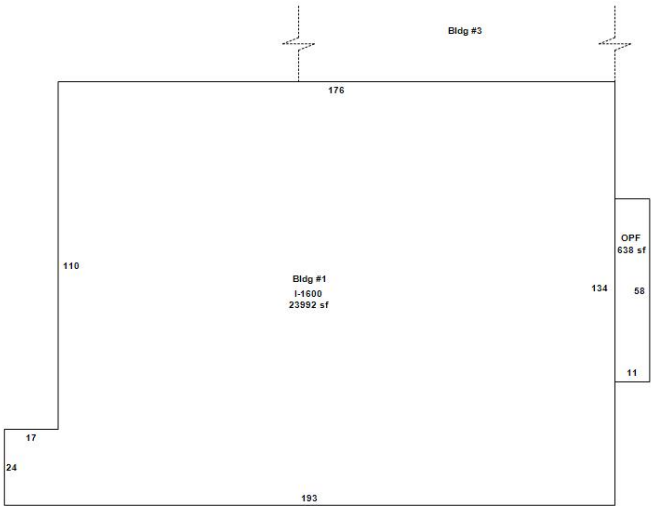
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/14/2024	\$100	10580/1341	Improved	No
SPECIAL WARRANTY DEED	2/14/2024	\$26,100,000	10580/1334	Improved	Yes
QUIT CLAIM DEED	2/1/2007	\$100	06613/0677	Improved	No
WARRANTY DEED	8/1/2002	\$12,500,000	04506/0302	Improved	No
SPECIAL WARRANTY DEED	4/1/1999	\$2,800,000	03645/0965	Vacant	Yes

LandA

Units	Rate	Assessed	Market
414,040 SF	\$7.17/SF	\$2,968,667	\$2,968,667

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	2000/2015
Bed	
Bath	
Fixtures	0
Base Area (ft²)	23992
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$2,081,441
Assessed	\$1,847,279

* Year Built = Actual / Effective

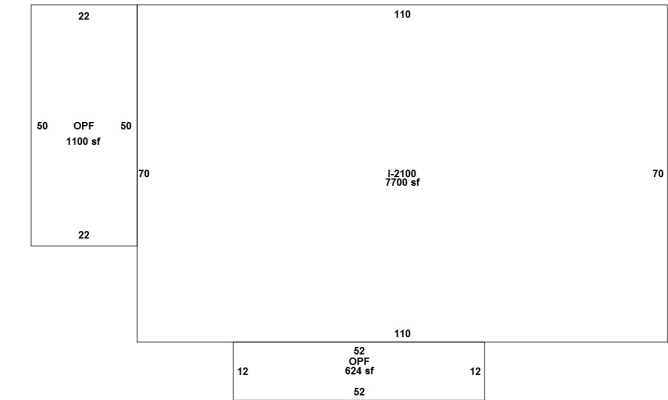


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	638

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	2000
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7700
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,188,137
Assessed	\$861,399

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	1100
OPEN PORCH FINISHED	624

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	38172
Total Area (ft²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$3,296,566
Assessed	\$2,422,976

Sketch by Andy Skerch

* Year Built = Actual / Effective

Description	Area (ft²)
OPEN PORCH FINISHED	261
OPEN PORCH FINISHED	252
OPEN PORCH FINISHED	80
OPEN PORCH FINISHED	433
OPEN PORCH FINISHED	80
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	261

Permit #	Description	Value	CO Date	Permit Date
02265	4229 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL-Exisiting, No changes to structure [GREENWOOD AT LAKE MARY]	\$31,250		2/27/2025
01759	4349 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$15,970		2/18/2025
18390	4261 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Aluminum, acrylic, vinyl [GREENWOOD AT LAKE MARY]	\$2,353		12/20/2024
13462	4265 W LAKE MARY BLVD: ALTERATION COMMERCIAL- [GREENWOOD AT LAKE MARY] - MIYAJI SUSHI @ SHOPPES @ LAKE MARY COLLECTION UNIT 4265	\$79,000		12/9/2024
15981	4265 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-WALL SIGN [GREENWOOD AT LAKE MARY]	\$1,875		11/27/2024

13253	4287 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Wal Sign [GREENWOOD AT LAKE MARY]	\$2,200		9/17/2024
09499	4349 W LAKE MARY BLVD: REROOF COMMERCIAL-Commercial Roofing [GREENWOOD AT LAKE MARY]	\$78,570		6/28/2024
09311	4217 W LAKE MARY BLVD: REROOF COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$305,730		6/28/2024
10869	4243 W LAKE MARY BLVD: MECHANICAL - COMMERCIAL- [GREENWOOD AT LAKE MARY]	\$11,700		7/14/2023
14629	4235 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY] HUEY MAGOO'S - UNIT 4235	\$35,000		4/13/2023
01988	4275 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign [GREENWOOD AT LAKE MARY]	\$2,394		2/15/2023
18997	4287 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Concrete Building [GREENWOOD AT LAKE MARY]	\$2,400		1/4/2023
19952	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Temporary Banner [GREENWOOD AT LAKE MARY]	\$0		12/12/2022
13031	4287 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY] SOFRESH	\$150,000	4/5/2023	12/8/2022
07003	4215 W LAKE MARY BLVD: ALTERATION COMMERCIAL-2-B [GREENWOOD AT LAKE MARY] HOMESENSE	\$1,359,288	2/23/2023	10/24/2022
16513	4229 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-TWO ILLUMINATED WALL SIGNS [GREENWOOD AT LAKE MARY]	\$8,620		10/19/2022
16544	4215 W LAKE MARY BLVD: ELECTRICAL - COMMERCIAL-Retail Store location for HomeSense [GREENWOOD AT LAKE MARY]	\$37,652		10/12/2022
11229	4301 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Multi Tenant Pylon Sigr [GREENWOOD AT LAKE MARY]	\$0		7/27/2022
01189	4219 W LAKE MARY BLVD: ALTERATION COMMERCIAL-NEED CC [GREENWOOD AT LAKE MARY]	\$319,905	9/27/2022	7/20/2022
11223	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Frame Wall Constr for sign attachment [GREENWOOD AT LAKE MARY]	\$12,315		7/20/2022
11227	4215 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-Frame Wall Constr for sign attachment [GREENWOOD AT LAKE MARY]	\$730		7/20/2022
22354	4219 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-face-lit channel letters [GREENWOOD AT LAKE MARY]	\$1,365		12/15/2021

10953	4247 W LAKE MARY BLVD: ALTERATION COMMERCIAL-shopping center ,existing space NEED C.C [GREENWOOD AT LAKE MARY]	\$45,000	10/21/2021	8/30/2021
11902	4247 W LAKE MARY BLVD: SIGN (POLE,WALL,FACIA)-SIGN [GREENWOOD AT LAKE MARY]	\$5,706		7/16/2021
02169	4261 W LAKE MARY BLVD: ALTERATION COMMERCIAL-LEVEL 2 ALT NO C/O, C/C ONLY [GREENWOOD AT LAKE MARY]	\$30,000	8/6/2019	6/10/2019
03910	SIGN- 4261 W LAKE MARY BLVD	\$7,750		4/16/2019
15328	ELECTRICAL- 4275 W LAKE MARY BLVD	\$4,700		9/13/2018
15250	ELECTRICAL	\$9,000		8/30/2018
08955	LEVEL 2 ALTERATION- 4229 W LAKE MARY BLVD	\$26,405		7/23/2018
10944	FIRE SPRINKLER- 4247 W LAKE MARY BLVD	\$2,570		7/20/2018
10427	ELECTRICAL- 4229 W LAKE MARY BLVD	\$4,600		7/3/2018
03786	INTERIOR BUILDOUT- 4247 W LAKE MARY BLVD	\$200,000	10/10/2018	6/19/2018
08182	WALL SIGN- 4247 W LAKE MARY BLVD	\$2,100		6/7/2018
07637	MECHANICAL- 4235 W LAKE MARY BLVD	\$7,485		5/3/2018
13494	SIGN - 4265 W LAKE MARY BLVD	\$2,500		10/5/2017
13174	FIRE SUPPRESSION - 4235 W LAKE MARY BLVD	\$1,200		9/29/2017
12714	REDUCE SPACE - 4265 W LAKE MARY BLVD	\$6,500	10/31/2017	9/21/2017
09482	WALL SIGN - 4235 W LAKE MARY BLVD	\$2,300		7/12/2017
09194	FIRE ALARM SYSTEM - 4235 W LAKE MARY BLVD	\$2,945		7/6/2017
07692	WALK IN COOLER - 4235 W LAKE MARY BLVD	\$6,500		6/8/2017
07459	RANGE HOOD	\$10,000		6/5/2017
04918	INTERIOR ALTERATION - 4235 W LAKE MARY BLVD	\$65,000	10/17/2017	4/17/2017
05502	ELECTRICAL - 4257 W LAKE MARY BLVD	\$500		5/13/2016
05514	REROOF STAPLES	\$85,600		5/13/2016
04140	FIRE SUPPRESSION SYSTEM - AMEREX WET CHEMICAL	\$3,000		4/19/2016
03709	MECHANICAL - INSTALL (2) 7.5 TON RTU, (1) 10 RTU, & (3) 15KW HEATERS - KEKE'S - 4225 W LAKE MARY BLVD	\$20,500		4/5/2016
03426	ADD/RELOCATE FIRE SPRINKLER HEADS - 4257 W LAKE MARY BLVD	\$1,452		3/29/2016
03115	INSTALL NEW GREASE TRAPS - 4225 W LAKE MARY BLVD	\$12,000		3/22/2016
00889	INTERIOR ALTERATION - 4275 W LAKE MARY BLVD	\$30,000		2/29/2016
02158	RANGE HOOD - 4225 W LAKE MARY BLVD	\$16,000		2/29/2016
01976	WALL SIGN - 4257 W LAKE MARY BLVD	\$4,690		2/25/2016
00591	FIRE SPRINKLER - 4225 W LAKE MARY BLVD	\$4,860		2/5/2016

00536	WALL SIGN	\$3,780		2/3/2016
00828	LEVEL 2 ALTERATION - NO C/O REQUIRED - 4257 W LAKE MARY BLVD	\$81,824	5/5/2016	1/26/2016
00141	FABRICATE & INSTALL 1 SET OF KEKE'S BREAKFAST CAFÉ SIGNAGE ON STORE FRONT FASCIA - 4225 W LAKE MARY BLVD	\$7,530		1/6/2016
13421	INTERIOR RENOVATION TO EXISTING RESTAURANT SPACE IN ORDER TO CREATE THE NEW KEKE'S BREAKFAST CAFÉ - 4225 W LAKE MARY BLVD	\$300,000	4/27/2016	12/1/2015
08718	FIRE SUPPRESSION SYSTEM - 4235 W LAKE MARY BLVD	\$1,500		9/2/2015
08719	RANGE HOOD	\$23,091		9/2/2015
08718	INSTALL FIRE SUPPRESSION SYSTEM - 4235 W LAKE MARY BLVD	\$1,500	9/8/2015	8/4/2015
08719	INSTALL HOOD SYSTEM - 4235 W LAKE MARY BLVD	\$23,091	9/8/2015	8/4/2015
07777	SIGN(POLE,WALL,FASCIA) PAD EPR PERMIT: 4229 W LAKE MARY BLVD (GREENWOOD AT LAKE MARY).	\$2,400		7/24/2015
04543	LEVEL 2 INTERIOR ALTERATION - 4235 W LAKE MARY BLVD	\$6,000	9/8/2015	4/28/2015
03218	ADD/RELOCATE FIRE SPRINKLERS - 4225 W LAKE MARY BLVD	\$3,750		3/27/2015
02769	WALL SIGN & FACE CHANGE - 4255 W LAKE MARY BLVD	\$1,550		3/18/2015
02361	HOOD SYSTEM NFPA 96 - 4225 W LAKE MARY BLVD	\$450		3/9/2015
01154	INTERIOR ALTERATION - LEVEL 2 - 4255 W LAKE MARY BLVD	\$69,500	5/13/2015	2/5/2015
00093	MODIFICATIONS TO EXISTING FIRE SPRINKLER SYSTEM	\$850		1/6/2015
12401	WALL SIGN	\$800		12/22/2014
09999	INTERIOR ALTERATION - 4247 W LAKE MARY BLVD	\$20,000		10/8/2014
08570	WALK-IN COOLER - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$3,000		8/27/2014
07242	ADD 1 HORN STROBE & TIE-IN NEW DRY PIPE VALVE - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$1,850		7/24/2014
07244	ADD DRY SYSTEM TO EXISTING RISER - GATOR'S DOCKSIDE - 4349 W LAKE MARY BLVD	\$15,000		7/24/2014
01626	CONSTRUCT ADDITION FOR OUTDOOR PORCH DINING AREA - GATOR DOCKSIDE - 4349 W LAKE MARY BLVD	\$44,255		2/25/2014
07839	MECHANICAL - 4349 W LAKE MARY BLVD	\$8,665		9/16/2013
09207	REPAIRS DUE TO FIRE DAMAGE - 4247 W LAKE MARY BLVD	\$1,500		12/13/2012
07367	INSTALL 1 SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTER - 4227 W LAKE MARY BLVD	\$4,000		9/27/2012

06912	INTERIOR BUILDOUT - UNIT #104 THAT HAS BEEN SUBDIVIDED INTO 2 UNITS - 4A & 4B - THIS IS FOR UNIT 4B - 4227 W LAKE MARY BLVD	\$41,786	11/20/2012	9/13/2012
06543	ADD & RELOCATE FIRE SPRINKLERS - PREMIUM PROPERTIES - 4227 W LAKE MARY BLVD	\$1,600		8/27/2012
06264	INSTALL SMALL EXHAUST HOOD - WHICH WHICH - 4287 W LAKE MARY BLVD	\$2,500		8/16/2012
06262	INSTALL WALK-IN COOLER - WHICH WHICH - 4287 W LAKE MARY BLVD	\$4,200		8/16/2012
06090	FIRE ALARM SYSTEM - TENANT SPACE 4B	\$1,200		8/10/2012
05050	LANDLORD SCOPE TENANT SPACE - VANILLA SHELL - 4227 W LAKE MARY BLVD	\$62,600		7/5/2012
04710	ADD & RELOCATE FIRE SPRINKLERS FOR NEW TENANT REMODEL - WHICH WHICH - 4287 W LAKE MARY BLVD	\$3,250		6/21/2012
04531	ILLUMINATED WALL SIGN FOR "WHICH WICH" SANDWICH SHOP - 4287 W LAKE MARY BLVD	\$5,260		6/18/2012
03258	INTERIOR ALTERATION - WHICH WICH RESTAURANT - 4287 W LAKE MARY BLVD	\$70,000	8/27/2012	5/1/2012
02104	WALL SIGN FOR GREAT LAKES CARPET & TILE - 4257 W LAKE MARY BLVD	\$1,940		3/21/2012
02019	INSTALL AMEREX WET CHEMICAL FIRE SUPPRESSION SYSTEM - UL 300 IN INDIAN RESTAURANT - 4275 W LAKE MARY BLVD	\$2,480		3/19/2012
00912	ADD & RELOCATE SPRINKLERS FOR NEW TENANT - INDIAN RESTAURANT - 4275 W LAKE MARY BLVD	\$1,800		2/10/2012
00805	INSTALL 20' GREASE HOOD, 2 EXHAUST FANS, & 2 MAKE-UP FANS - 4275 W LAKE MARY BLVD	\$20,000		2/6/2012
08401	ADD 7 & RELOCATE AUTOMATIC FIRE SPRINKLERS PER TENANT BUILDOUT - ORANGE LEAF YOGURT - 4255 W LAKE MARY BLVD	\$2,700		10/27/2011
08056	REPLACEMENT OF WALL SIGNAGE ON NEW COPY FOR TENANT GROUND SIGN - ORANGE LEAF YOGURT - 4255 W LAKE MARY BLVD	\$6,185		10/12/2011
07359	INTERIOR RENOVATION - 4255 W LAKE MARY BLVD	\$130,000	12/7/2011	9/13/2011
06928	INTERIOR BUILDOUT - INDIA RESTAURANT - 4275 W LAKE MARY BLVD	\$94,720		8/25/2011
04795	INSTALL SIGN - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$3,000		6/14/2011
04520	FIRE ALARM SYSTEM - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$4,060		6/7/2011
04556	ACCESS CONTROL PANEL & EQUIPMENT - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$7,833		6/7/2011
04394	ADD/RELOCATE FIRE SPRINKLER - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$3,245		6/2/2011

03329	INSTALL FIRE SYSTEM IN EXHAUST HOOD - GOLDEN CHINA; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$1,800		4/29/2011
02991	INTERIOR ALTERATIONS - LIBERTY MUTUAL; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$135,915	8/18/2011	4/21/2011
00823	INSTALL RANGE HOOD SUPPRESSION SYSTEM - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$2,300		2/3/2011
00824	RE-HANG RANGE HOOD & FANS DUE TO REMOVING THEM - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$2,200		2/3/2011
00781	WALL SIGN - PITA PIT; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$5,000		2/2/2011
00784	ADD SPRINKLERS IN NEW SUSPENDED CEILING - TOWN PARK NAILS; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$1,940		2/2/2011
00792	INSTALL NEW RANGE HOOD & GRILL - GOLDEN CHINA	\$12,000		2/2/2011
08194	SHELL PREP OF TENANT SPACE FOR TENANT BUILDOUT ; PAD PER PERMIT 4287 W LAKE MARY BLVD	\$35,000	12/21/2010	12/21/2010
09452	FIRE SPRINKLER SYSTEM INSTALLATION; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$1,495		12/8/2010
09001	INTERIOR ALTERATION; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$44,070	5/5/2011	11/18/2010
08082	CONSTRUCTION OF 1 HR FIREWALL TO DIVIDE EXISTING SPACE INTO 2 SPACES - NEW EXTERIOR DOORS TO EGRESS WC; PAD PER PERMIT 4279 W LAKE MARY BLVD	\$60,000	12/14/2010	10/12/2010
03742	DUCT WORK - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$6,700		4/11/2008
03570	RELOCATE FIRE SPRINKLERS - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$5,400		4/8/2008
01787	ELECTRICALLY LIT SIGN - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$850		2/21/2008
01341	INTERIOR ALTERATION - CORK & OLIVE; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$70,000	5/23/2008	2/7/2008
09688	EXTERIOR ROOF LADDER - HOLLYWOOD HOUNDS; PAD PER PERMIT 4275 W LAKE MARY BLVD	\$2,300		8/21/2006
03975	CHANGE EXISTING RAMPS TO MEET CODE @ ALL SHOPS	\$5,000		4/7/2006
20984	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4239 W LAKE MARY BLVD	\$3,621		12/19/2005
20505	INTERIOR BUILDOUT; PAD PER PERMIT 4239 W LAKE MARY BLVD	\$262,800		12/6/2005
16059	2 WALL SIGNS; PAD PER PERMIT 4309 W LAKE MARY BLVD	\$2,320		8/25/2005
07089	INSTALL 51.75' SQ WALL SIGN & 48.13' SQ GROUND SIGN; PAD PER PERMIT 4357 W LAKE MARY BLVD	\$2,375		4/8/2005
03440	INSTALLING WALK-IN COOLER/FREEZER	\$5,150		2/15/2005

16908	ICE-CREAM SHOP; PAD PER PERMIT 4355 W LAKE MARY BLVD	\$150,000	5/20/2005	12/16/2004
05945	SIGN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$0		5/21/2004
03321	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$700		3/26/2004
03244	SIGNATURE REAL ESTATE SIGN; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$0		3/25/2004
01486	INTERIOR ALTERATION; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$35,000	3/31/2004	2/11/2004
01065	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$600		1/30/2004
00144	INTERIOR BUILDOUT; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$20,000	3/29/2004	1/6/2004
00343	REPAIR AT SLOPED - REMOVE EXISTING METAL PANELS, & INSTALL PLYWOOD OVER METAL FRAMING; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$34,500		1/1/2003
11929	WALL SIGN; PAD PER PERMIT 4251 W LAKE MARY BLVD	\$0		12/1/2002
09116	CUT DOORS & OPENINGS IN EXISTING PARTITION WALL; KATELYN'S CLOSET; PAD PER PERMIT 4247 W LAKE MARY BLVD	\$500		9/1/2002
07801	REPAIR DRYWALL & REPLACE SHEET ROCK; PAD PER PERMIT 4255 W LAKE MARY BLVD	\$250		8/1/2002
01700	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4263 W LAKE MARY BLVD	\$900		2/1/2002
00459	SALON RENOVATION FOR NAIL CARE FACILITY; PAD PER PERMIT 4265 W LAKE MARY BLVD	\$6,000		1/1/2002
11134	PAD PER PERMIT; 4219 W LAKE MARY BLVD INSTALL FIRE SPRINKLERS.	\$50,000		12/1/2001
08968	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$2,100		9/1/2001
09080	WALL SIGN; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$0		9/1/2001
09085	WALL SIGN; PAD PER PERMIT 4229 W LAKE MARY BLVD	\$0		9/1/2001
07976	NEW CONSTRUCTION ON DOCK; STAPLES	\$10,000		8/1/2001
05484	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$1,200		6/1/2001
06102	RANGE HOOD; PAD PER PERMIT 4225 W LAKE MARY BLVD	\$3,500		6/1/2001
05876	INSTALL FIRE SPRINKLERS/ MAIN	\$750		6/1/2001
05877	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$1,600		6/1/2001
05725	ELECTRICAL WIRING	\$0		6/1/2001
04890	PERMIT PAD 4275 W LAKE MARY BLVD (CARD & PARTY WREHSE) INTERIOR ALTERATIONS	\$9,600		5/1/2001
04760	INSTALL FIRE SPRINKLERS/MAIN PERMIT PAD 4265 W LAKE MARY BLVD	\$2,690		5/1/2001

04894	PERMIT PAD 4247 W LAKE MARY BLVD INTERIOR ALTERATIONS (KIDDY WINKS)	\$1,200		5/1/2001
04397	PERMIT PAD 4243 LAKE MARY BLVD W GYM-TIME FOR KIDS	\$15,519		5/1/2001
04398	WIRING	\$0		5/1/2001
04896	PERMIT PAD 4255 W LAKE MARY BLVD INTERIOR ALTERATIONS(SABLESTONE)	\$2,400		5/1/2001
04217	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$2,200		5/1/2001
05086	WIRING	\$0		5/1/2001
04471	WALL SIGN	\$0		5/1/2001
04102	QUIZNO'S; PAD PER PERMIT 4235 W LAKE MARY BLVD;INTERIOR ALTERATIONS	\$74,000	7/5/2001	5/1/2001
04317	WIRING	\$0		5/1/2001
04283	WALL SIGN; PAD PER PERMIT 4235 W LAKE MARY BLVD	\$0		5/1/2001
03630	WALL SIGN PERMIT PAD 4279 W LAKE MARY BLVD	\$0		4/1/2001
03756	WALL SIGN; PAD PER PERMIT 4219 W LAKE MARY BLVD	\$0		4/1/2001
03628	WALL SIGN PERMIT PAD 4267 W LAKE MARY BLVD	\$0		4/1/2001
03626	WALL SIGN PERMIT PAD 4265 W LAKE MARY BLVD	\$0		4/1/2001
03629	WALL SIGN PERMIT PAD 4275 W LAKE MARY BLVD	\$0		4/1/2001
02839	SIGN; PAD PER PERMIT 4255 W LAKE MARY BLVD; CONTRACTOR - UNITED STUDIOS CORP	\$0		4/1/2001
02710	CATO-INTERIOR FINISH AND BUILDOUT	\$15,000	5/23/2001	3/1/2001
02785	INSTALL FIRE ALARM SYSTEM. GREENWOOD AT LAKE MARY	\$3,500		3/1/2001
02603	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4265 W LAKE MARY BLVD; CONTRACTOR - BUENA VISTA FIRE PROTECTION, I	\$1,500		3/1/2001
02444	INSTALL FIRE SPRINKLER'S	\$1,900		3/1/2001
01254	INTERIOR RENOVATION	\$51,320	7/20/2001	2/1/2001
01388	INTERIOR BUILDOUT EDUCATIONAL	\$0	8/20/2001	2/1/2001
00731	ELECTRIC WIRING; PAD PER PERMIT 4217 W LAKE MARY BLVD	\$500		1/1/2001
11102	INTERIOR BUILDOUT	\$3,500	11/5/2001	12/1/2000
10901	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$2,400		12/1/2000
11134	PAD PER PERMIT; 4219 W LAKE MARY BLVD INSTALL FIRE SPRINKLERS/MAIN	\$50,000		12/1/2000
10694	PAD PER PERMIT; 4267 W LAKE MARY BLVD; GREENWOOD AT LAKE MARY; INTERIOR ALTERATIONS.	\$89,000	6/14/2001	11/1/2000
09808	ELECTRIC WIRING; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$0		10/30/2000
09804	ELECTRIC WIRING; PAD PER PERMIT 4213 W LAKE MARY BLVD	\$0		10/27/2000

09323	MECHANICAL & CONDENSOR; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$15,000		10/11/2000
09100	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$0		10/4/2000
08422	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$2,200		9/12/2000
08205	RANGE HOOD; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$4,500		9/1/2000
08202	RANGE HOOD; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$12,000		9/1/2000
07173	SHOPPES @ LK MARY COLLECTION - SHELL; PAD PER PERMIT 4217 W LAKE MARY BLVD	\$410,000		8/3/2000
05603	ELECTRIC WIRING; PAD PER PERMIT 4301 W LAKE MARY BLVD; CONTRACTOR - STATEWIDE ELECTRIC INC	\$0		6/16/2000
04975	MONUMENT SIGN; PAD PER PERMIT 4301 W LAKE MARY BLVD; CONTRACTOR - GRIMSLEY, ALAN WAYNE	\$0		5/31/2000
04984	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4215 W LAKE MARY BLVD; CONTRACTOR - CALABRO, STEPHEN GREGORY	\$950		5/31/2000
04621	WALL SIGN; PAD PER PERMIT 4215 W LAKE MARY BLVD; CONTRACTOR - HANSON, MARK A	\$0		5/18/2000
04281	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$9,500		5/10/2000
03792	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$27,767		4/1/2000
02949	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$3,883		4/1/2000
01984	GATORS AT THE LAKE MARY COLLECTION; PAD PER PERMIT 4349 W LAKE MARY BLVD	\$408,100	10/31/2000	3/1/2000
00537	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$18,528		1/1/2000
00696	MISC ELECTRIC WIRING; PAD PER PERMIT 4213 W LAKE MARY BLVD	\$0		1/1/2000
09467	STAPLES; PAD PER PERMIT 4215 W LAKE MARY BLVD	\$893,000	4/13/2001	11/10/1999

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2014	1200	\$6,528	\$4,896
WALKS CONC COMM	2000	836	\$4,548	\$1,819
WALKS CONC COMM	2001	9620	\$52,333	\$22,242
COMMERCIAL ASPHALT DR 2 IN	2000	270508	\$730,372	\$292,149
COMMERCIAL ASPHALT DR 2 IN	2001	56055	\$151,349	\$64,323
BLOCK WALL - SF	2014	320	\$4,438	\$3,329
POLE LIGHT 1 ARM	2000	2	\$3,708	\$3,708
LOAD WELL	2000	1397	\$2,878	\$1,151

POLE LIGHT 2 ARM	2000	12	\$43,260	\$43,260
BLOCK WALL - SF	2001	704	\$9,764	\$4,150
4' CHAIN LINK FENCE - LIN FT	2014	110	\$1,183	\$789
POLE LIGHT 1 ARM	2001	1	\$1,854	\$1,854
POLE LIGHT 2 ARM	2001	4	\$14,420	\$14,420

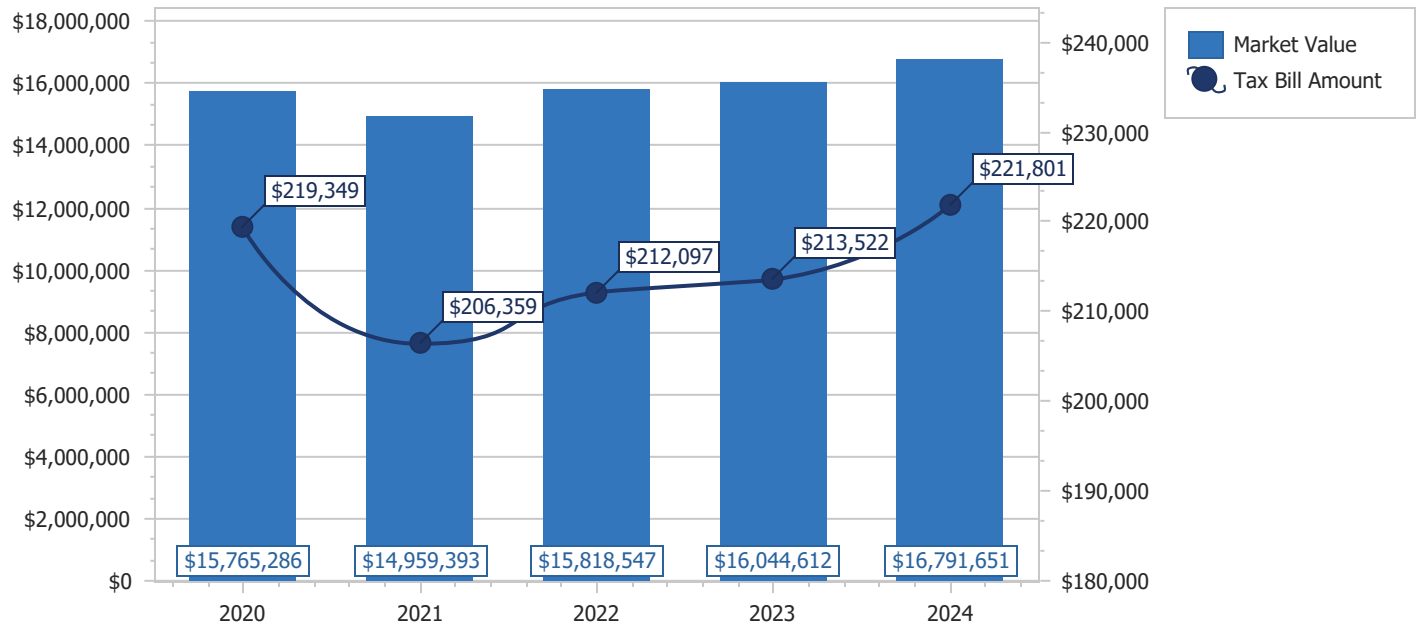
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 20

School DistrictsA	
Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

UtilitiesA	
Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 4/25/2025 10:53:01 AM
Project: 25-32000008
Credit Card Number: 41*****8254
Authorization Number: 025555
Transaction Number: 250425O2D-C114B49B-9825-40D2-89D2-69CE97C1114C
Total Fees Paid: 1362.50

Fees Paid

Description	Amount
COPY FEES	10.00
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1362.50

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

Comment Document – Initial Submittal

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) 665-7372 no later than noon on Friday, May 16, 2025, in order to place you on the Wednesday, May 21, 2025 meeting agenda.

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

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

PROJECT NAME:	MIYAJI SUSHI & HIBACHI - SPECIAL EXCEPTION	PROJ #: 25-32000008
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	BS2025-08	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	18-20-30-511-0000-001A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A RESTAURANT ON 9.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
APPLICANT:		CONSULTANT:
JOE SCHLOSSER LAKE MARY STATION LLC 11501 N LAKE DR CINCINNATI OH 45249 (513) 514-1110 JSCHLOSER@PHILLIPEDISON.COM		WEN ZHENG EJ MIYAJI INC 4265 W LAKE MARY BLVD LAKE MARY FL 32746 (321) 948-6990 MIYAJI4265@GMAIL.COM

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Planning and Development	Please provide a floor plan for the restaurant showing all seating, inside and outside (if any).	Unresolved
2	Planning and Development	Please rewrite your narrative to include information about the business operations: <ul style="list-style-type: none"> - Hours of operation - Restaurant square footage - Seating capacity, indoor and outdoor - Any other specific information about the business that you may want to provide to the Board with your request 	Unresolved
3	Planning and Development	In the narrative that you submitted, you provided comments in response to criteria that is based on a different process, not the special exception process. In the revised narrative, please remove those responses in your rewritten narrative. If you would like to provide responses to the special exception criteria, these are the criteria for the Board of County Commissioners to consider: (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.	Unresolved
4	Planning and Development	In the narrative, please explain that your Special Exception request is for a beer and wine (2COP) alcohol license for your restaurant that falls 544 feet from a school, which does not meet the 1,000 foot requirement.	Unresolved
5	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the following link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
6	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7	Public Works - Engineering	No specific issues with traffic or drainage for the special exception to allow alcohol sales. Please note that outside seating would be allowed on the sidewalk.	Info Only

8	Review Coordinator	Although the digital signature isn't accessible, the drawing was accepted. The Building Department provided the drawing in a physical format to the applicant where Planning and Zoning then scanned it into ePlan for them.	Info Only
---	--------------------	--	-----------

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm jhamm@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@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:
5/15/2025	<i>No resubmittal fee for special exceptions</i>	Planning and Development

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>