



## SEMINOLE COUNTY, FLORIDA

### Development Review Committee

### Meeting Agenda

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Wednesday, January 7, 2026	9:00 AM	TEAMS
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This meeting will be held remotely via Teams. The public may email [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

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

#### DRC & PRE- APPLICATIONS

**9:20AM (TEAMS) PANTHER ST - PRE-APPLICATION**

[2025-1147](#)

**Project Number:** 25-80000135

**Project Description:** Proposed Subdivision to create 7 single family residential lots on 7.8 acres in the A-1 Zoning District located on the south side of Panther St, east of Elm St

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

**Parcel ID:** 25-20-31-5BA-0000-147B+

**BCC District:** 2-Zembower

**Applicant:** Jorge Maldonado Razuri (407) 538-8291

**Consultant:** N/A

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

**9:40AM (TEAMS) ST LUKE'S MASTER PLAN - PRE-APPLICATION****2026-0025****Project Number:** 25-80000136**Project Description:** Proposed Site Plan to expand an existing school and church in the A-1 Zoning District located on the northeast side of W SR 426, north of Chapman Rd**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

**Parcel ID:** 20-21-31-300-0100-0000+++**BCC District:** 1-Dallari**Applicant:** Tim McCormick (908) 489-1720**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****THE ELYSIAN - PRE-APPLICATION****2025-1145****Project Number:** 25-80000132**Project Description:** Proposed Rezone from A-1 to R-1B and Subdivision for 11-12 single family residential lots on 6.13 acres located on the west side of Tuskawilla Rd, south of E SR 434**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

**Parcel ID:** 01-21-30-501-0000-0210++**BCC District:** 2-Zembower**Applicant:** Ryan Sheehan (407) 468-4005**Consultant:** David Bassford (321) 253-1510**Attachments:** [APPLICATION](#)[COMMENTS](#)**CAMERON - PRE-APPLICATION****2025-1146****Project Number:** 25-80000134**Project Description:** Proposed Future Land Use Amendment and Rezone for a mixed use development on 5 acres located on the northwest corner of Honey Bee Pl and Cameron Ave**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

**Parcel ID:** 04-20-31-300-050D-0000**BCC District:** 5-Herr**Applicant:** Shashi Malhotra (813) 351-0107**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)

**OVIEDO RV PARK - PRE-APPLICATION****2026-0024****Project Number:** 25-80000137**Project Description:** Proposed Site Plan for RV storage on 40.3 acres in the A-1 Zoning District located on the south side of Dr Edward Stoner Way, west of Alafaya Trl**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

**Parcel ID:** 21-21-31-300-0130-0000**BCC District:** 1-Dallari**Applicant:** William Merckel**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)[COMMENTS](#)**HUNT CLUB RETAIL PLAZA - PRE-APPLICATION****2026-0026****Project Number:** 25-80000138**Project Description:** Proposed Rezone for a mixed-use development on 1.45 acres in the PD Zoning District located on the east side of S Hunt Club Blvd, north of E SR 436**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

**Parcel ID:** 07-21-29-300-016F-0000**BCC District:** 3-Constantine**Applicant:** Bakhodur Nasridinov (224) 706-8188**Consultant:** Abe Mroue (407) 408-2999**Attachments:** [APPLICATION](#)[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1147**

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**Title:**

**9:20AM (TEAMS) PANTHER ST - PRE-APPLICATION**

**Project Number:** 25-80000135

**Project Description:** Proposed Subdivision to create 7 single family residential lots on 7.8 acres in the A-1 Zoning District located on the south side of Panther St, east of Elm St

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

**Parcel ID:** 25-20-31-5BA-0000-147B+

**BCC District:** 2-Zembower

**Applicant:** Jorge Maldonado Razuri (407) 538-8291

**Consultant:** N/A



PM Kaitlyn

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

PROJ. #: 25-80000135  
RECEIVED 12/04/2025  
Paid: 12/4/25

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

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

PROJECT NAME:	PANTHER ST
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PARCEL ID #(S):	25-20-31-5BA-0000-147B & 25-20-31-5BA-0000-1480
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TOTAL ACREAGE:	4.05 ACRES & 3.75	BCC DISTRICT:	01:County Tax District
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ZONING:	A-1	FUTURE LAND USE:	SE
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### APPLICANT

NAME:	JORGE LUIS MALDONADO RAZURI	COMPANY:
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ADDRESS:	971 TARAMUNDI DR
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CITY:	OVIEDO	STATE:	FL	ZIP:	32765
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PHONE:	(407) 538-8291	EMAIL:	jorge_luis_maldonado@me.com
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### CONSULTANT

NAME:	COMPANY:
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ADDRESS:
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CITY:	STATE:	ZIP:
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PHONE:	EMAIL:
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### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Proposed development includes combining two parcels into a single tract and subdividing it into seven one-acre residential lots with internal access and common areas

### STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING: 1/7
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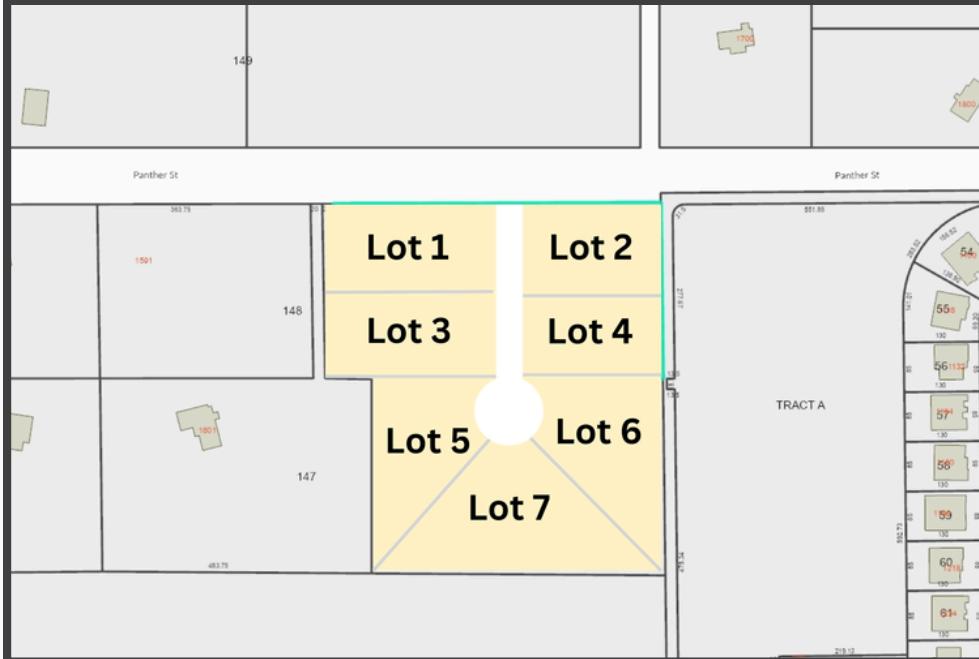
<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING: A-1	FLU: SE	LOCATION: on the south side of Panther St, east of Elm St
W/S: N/A	BCC: 2: Zembower	

# PROJECT NARRATIVE – PARCEL COMBINATION AND RESIDENTIAL SUBDIVISION PROPOSAL

APPLICANT: JORGE LUIS MALDONADO RAZURI

PROPOSED DEVELOPMENT: MERGING BOTH PARCELS TO THEN FORM 7 LOTS OF AT LEAST 1 ACRE EACH



## 1. Project Purpose

Parcels:

- ✓ 25-20-31-5BA-0000-147B
- ✓ 25-20-31-5BA-0000-1480

Approximate Location: Panther St, Oviedo, Seminole, FL

Total Combined Area: 7.8 acres

The goal of this project is to combine these two adjacent parcels into a single tract, and subsequently subdivide the resulting land into 7 individual single-family residential lots, each with a minimum net area of 1 acre. The subdivision will also include common-use areas for internal circulation and pedestrian access.

This plan aligns with the surrounding low-density residential character of the area and supports the county's objectives of controlled, harmonious growth. It also preserves the semi-rural identity of the area while increasing the land's usability and value through responsible development.

## 2. Justification for Parcel Combination

These two contiguous parcels share consistent zoning and physical characteristics. They are located in an area with:

- ✓ Compatible zoning and Future Land Use designation (to be officially confirmed, likely Low Density Residential).
- ✓ A residential context with predominantly one-acre or larger lots.
- ✓ Nearby public utilities (availability and feasibility currently being researched).

Combining both parcels enables a more cohesive and efficient design for roadways, utility access, and stormwater management, while simplifying subdivision processing.

# PROJECT NARRATIVE – PARCEL COMBINATION AND RESIDENTIAL SUBDIVISION PROPOSAL

APPLICANT: JORGE LUIS MALDONADO RAZURI

## 3. Technical Proposal Overview

### 3.1 Proposed Lot Design

- ✓ A total of 7 single-family home lots are proposed.
- ✓ Each lot will be at least 1 acre in size to comply with current zoning.
- ✓ All lots will be served by a shared internal access road.

### 3.2 Common Areas and Circulation

- ✓ Approximately 0.8 acres of the combined land will be allocated for internal roadway circulation and pedestrian pathways.
- ✓ The roadway will be designed using low-impact development standards and include proper stormwater drainage infrastructure (e.g., swales, retention areas, or underground systems, per county requirements).

## 4. Compatibility with County Planning Guidelines

This proposed development is fully compatible with the surrounding land use and consistent with Seminole County's growth and zoning regulations:

- ✓ No rezoning is requested.
- ✓ Proposed lot sizes are in line with the current zoning (A-1) and FLU.
- ✓ The project respects local density, traffic, and environmental considerations.
- ✓ The subdivision improves the land's usability while maintaining the area's residential character.

## 5. Project Status and Due Diligence

This request is submitted during the due diligence period of a contractual purchase agreement for both parcels. The purpose is to receive preliminary feedback on the feasibility of combining and subdividing the land prior to closing the transaction.

Once the project receives preliminary guidance, a formal application for subdivision approval will be submitted in accordance with county procedures.

We appreciate the opportunity to present this vision to the Seminole County Planning Division and look forward to your feedback regarding zoning consistency, subdivision eligibility, and applicable development standards.

Applicant: Jorge Luis Maldonado Razuri

📞 (407) 538-8291 / 📩 jorge\_luis\_maldonado@me.com

# Property Record Card

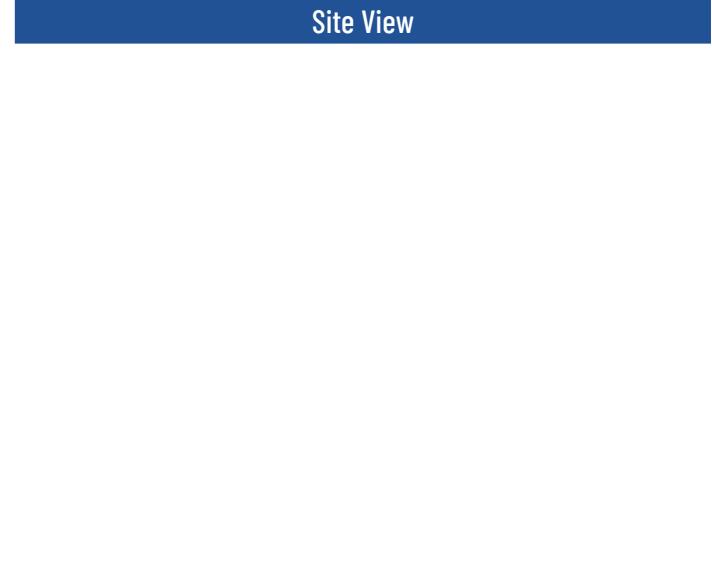


Parcel: 25-20-31-5BA-0000-147B  
 Property Address: **TRAN, TOAN V; TRAN, HUYEN N**  
 Owners: **TRAN, TOAN V; TRAN, HUYEN N**  
 2026 Market Value \$192,650 Assessed Value \$102,389 Taxable Value \$102,389  
 2025 Tax Bill \$1,795.89 Tax Savings with Non-Hx Cap \$839.37  
 Vacant Residential has a lot size of 4.05 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	25-20-31-5BA-0000-147B
Property Address	
Mailing Address	885 ENCLAVE AT HARDEN CIR LAKELAND, FL 33813-7600
Subdivision	BLACK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$192,650	\$192,650
Land Value Agriculture	\$0	\$0
Just/Market Value	\$192,650	\$192,650
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$90,261	\$99,569
P&G Adjustment	\$0	\$0
Assessed Value	\$102,389	\$93,081

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,635.26
Tax Bill Amount	\$1,795.89
Tax Savings with Exemptions	\$839.37

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

TRAN, TOAN V - Tenancy by Entirety  
 TRAN, HUYEN N - Tenancy by Entirety

## Legal Description

LOT 147 (LESS W 813.75 FT) & E 20 FT OF W  
 733.75 FT OF LOT 148 & S 30 FT OF E 110 FT OF  
 W 843.75 FT OF LOT 148 BLACK HAMMOCK PB  
 1 PG 31

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$102,389	\$0	\$102,389
Schools	\$192,650	\$0	\$192,650
FIRE	\$102,389	\$0	\$102,389
ROAD DISTRICT	\$102,389	\$0	\$102,389
SJWM(Saint Johns Water Management)	\$102,389	\$0	\$102,389

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2000	\$45,000	03795/1228	Vacant	Yes

## Land

Units	Rate	Assessed	Market
3.85 Acres	\$50,000/Acre	\$192,650	\$192,650

## Building Information

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

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

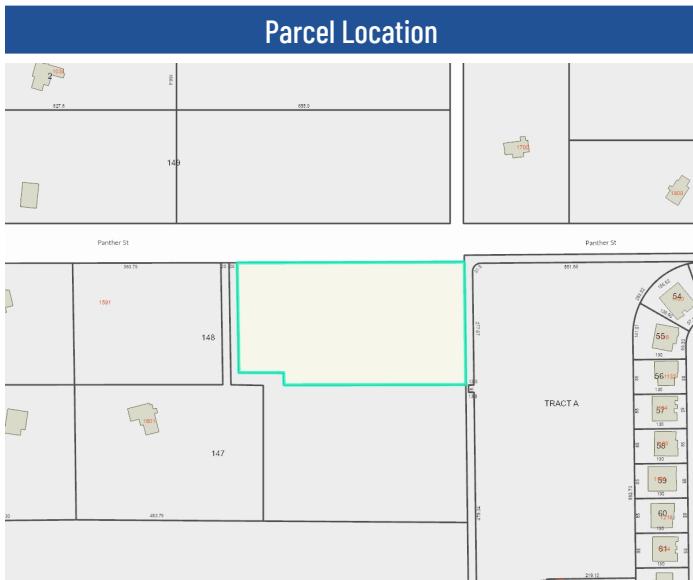




# Property Record Card



Parcel: 25-20-31-5BA-0000-1480  
 Property Address: **TRAN, TOAN V; TRAN, HUYEN N**  
 Owners: **TRAN, TOAN V; TRAN, HUYEN N**  
 2026 Market Value \$194,950 Assessed Value \$103,610 Taxable Value \$103,610  
 2025 Tax Bill \$1,817.32 Tax Savings with Non-Hx Cap \$849.40  
 Vacant Residential property has a lot size of 3.75 Acres



### Site View

### Parcel Information

Parcel	25-20-31-5BA-0000-1480
Property Address	
Mailing Address	885 ENCLAVE AT HARDEN CIR LAKELAND, FL 33813-7600
Subdivision	BLACK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

### Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	\$0	\$0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$194,950	\$194,950
Land Value Agriculture	\$0	\$0
Just/Market Value	\$194,950	\$194,950
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$91,340	\$100,759
P&G Adjustment	\$0	\$0
Assessed Value	\$103,610	\$94,191

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,666.72
Tax Bill Amount	\$1,817.32
Tax Savings with Exemptions	\$849.40

### Owner(s)

Name - Ownership Type
-----------------------

TRAN, TOAN V - Tenancy by Entirety  
 TRAN, HUYEN N - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 148 (LESS W 733.765 FT & S 30 FT OF E 70 FT OF W 843.75 FT) BLACK HAMMOCK PB 1 PG  
31

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$103,610	\$0	\$103,610
Schools	\$194,950	\$0	\$194,950
FIRE	\$103,610	\$0	\$103,610
ROAD DISTRICT	\$103,610	\$0	\$103,610
SJWM(Saint Johns Water Management)	\$103,610	\$0	\$103,610

### Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	5/1/2001	\$100	04077/1464	Vacant	No
WARRANTY DEED	1/1/2000	\$45,000	03785/1622	Vacant	Yes
WARRANTY DEED	12/1/1999	\$74,000	03771/0628	Vacant	No
WARRANTY DEED	2/1/1983	\$24,000	01440/1538	Vacant	No
WARRANTY DEED	2/1/1983	\$24,000	01440/1534	Vacant	No

### Land

Units	Rate	Assessed	Market
3.90 Acres	\$50,000/Acre	\$194,950	\$194,950

### Building Information

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

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

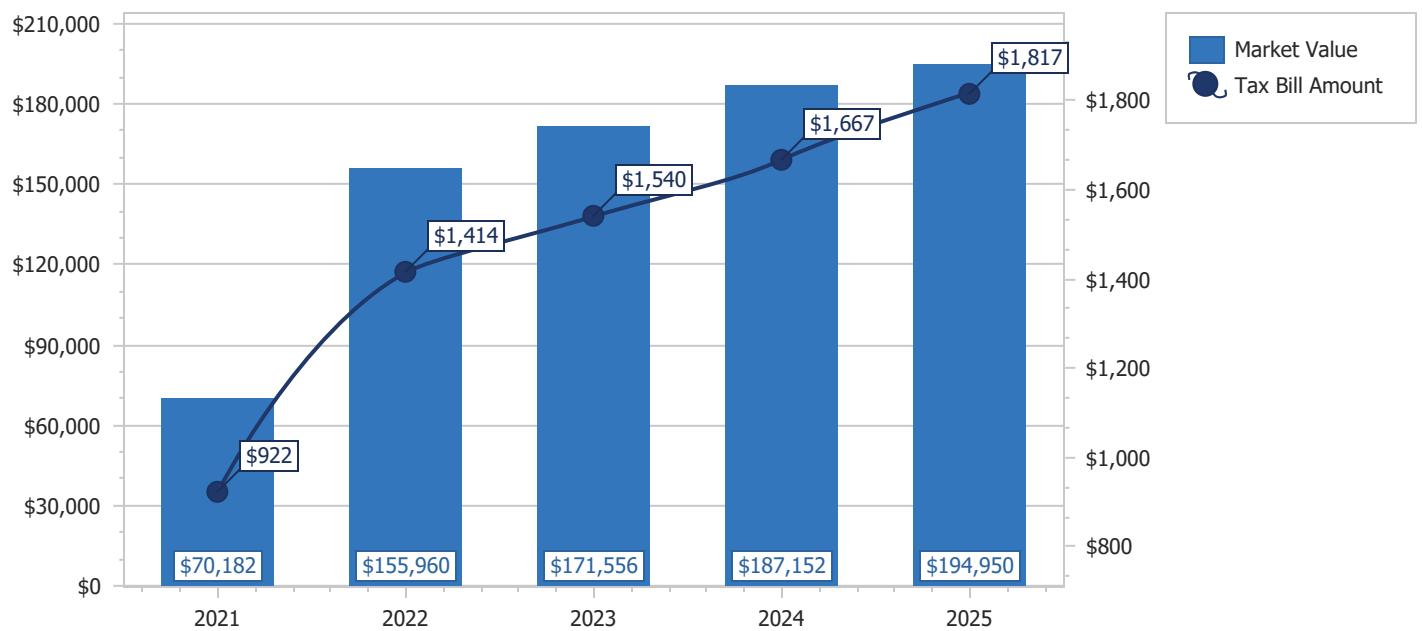
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

**Receipt Details**

**Date:** 12/4/2025 12:08:14 PM  
**Project:** 25-80000135  
**Credit Card Number:** 42\*\*\*\*\*9373  
**Authorization Number:** 07556D  
**Transaction Number:** 041225O2D-E43BFDFB-947C-4B38-A922-B0B5AE1F02A4  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

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

PROJECT NAME:	PANTHER ST - PRE-APPLICATION	PROJ #:
APPLICATION FOR:	DR - PRE-APPLICATION DRC	25-80000135
APPLICATION DATE:	12/04/25	
RELATED NAMES:	EP JORGE MALDONADO RAZURI	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-147B+	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 7 SINGLE FAMILY RESIDENTIAL LOTS ON 7.80 ACRE IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF PANTHER ST, EAST OF ELM ST	
NO OF ACRES	7.80	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF PANTHER ST, EAST OF ELM ST	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JORGE MALDONADO RAZURI 971 TARAMUNDI DR OVIEDO FL 32765 (407) 538-8291 JORGE_LUIS_MALDONADO@ME.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](#).

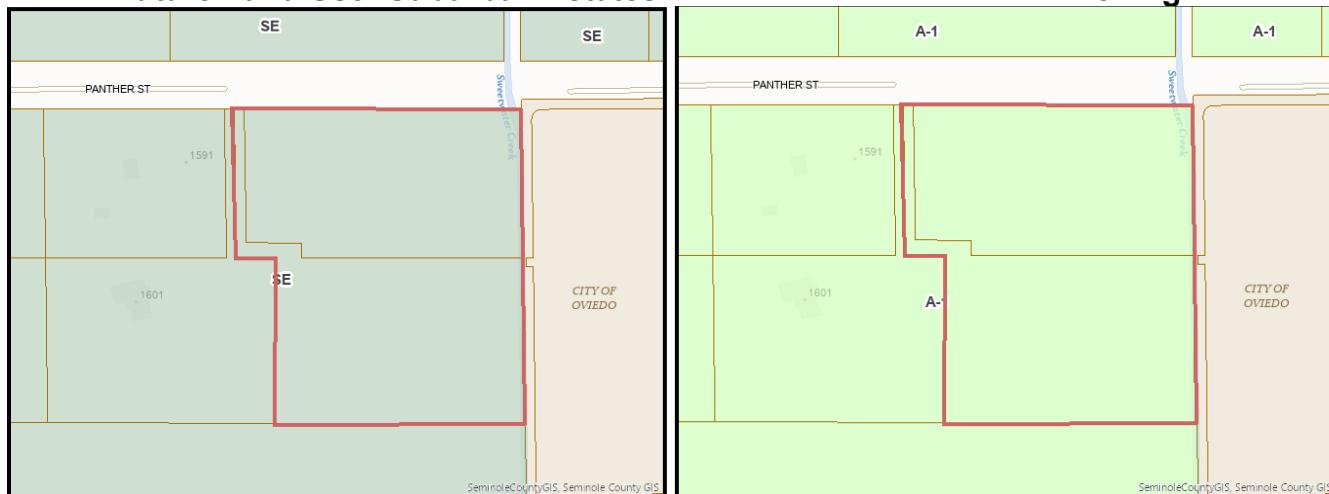
## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Suburban Estates (SE) 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.
- According to the county wetland maps, wetlands may exist on 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.
- 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: Suburban Estates

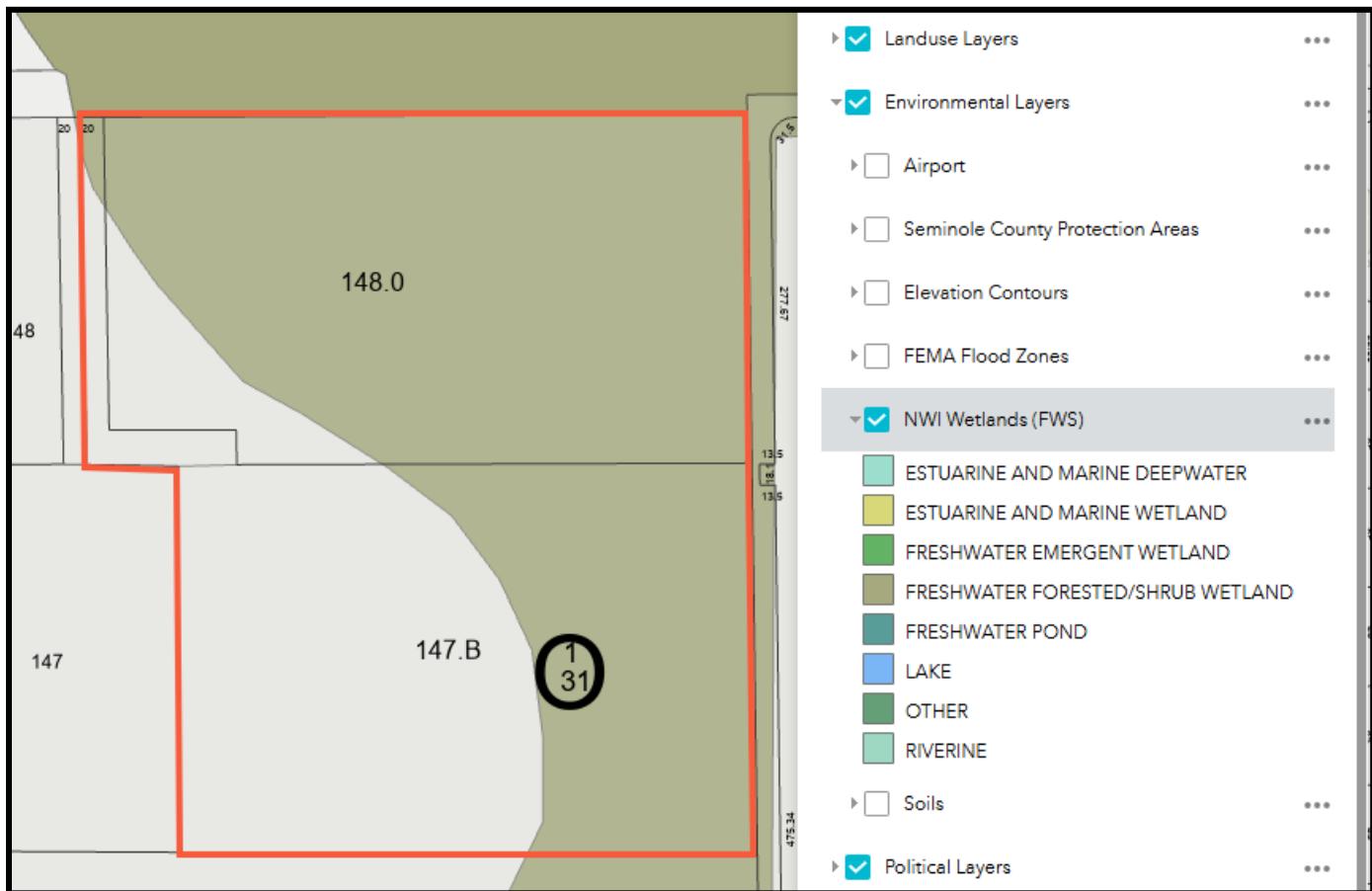
### Zoning: A-1



### Aerial



### Wetlands



## AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
1. Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2. Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	Info Only
3. Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURRE</a>	Info Only
4. Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5. Building Division	Standard building permitting will apply. - Each structure, and SFR will require a separate permit. Example: each structure, SFR, fence/ gate system, retaining wall, access control, etc....	Info Only
6. Comprehensive Planning	Site has a Future Land Use of SE (Suburban Estates). Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Uses - Single family residences on a minimum of one acre; Based on this, the proposed use appears consistent with the SE FLU and will also need to meet the requirements of the underlying zoning.	Info Only
7. Environmental Services	Seminole County Utilities has no objection to the proposed subdivision plan.	Info Only
8. Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
9. Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage	Info Only

		treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) since these proposed lots would need to be serviced by septic systems, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
10.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by the lots' potable water systems or by an alternative irrigation source such as an irrigation wells.	Info Only
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the eastern half of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
12.	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
13.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
14.	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
15.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County	Info Only

		Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	
16.	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
17.	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
18.	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
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only

25.	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
26.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
27.	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
28.	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
29.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
30.	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
31.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
32.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
33.	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	Info Only

		<p>pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
34.	Planning and Development	These properties are zoned A-1 (Agriculture), with a Future Land Use of Suburban Estates.	Info Only
35.	Planning and Development	The building setbacks for a primary structure the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street.	Info Only
36.	Planning and Development	The A-1 zoning district minimum standards are as follows: one (1) acre minimum lot size, 150 foot lot width at building line, and a maximum building height of 35 feet.	Info Only
37.	Planning and Development	The subject property is located in the A-1 (Agriculture) zoning district, which requires each newly created lot must meet the minimum lot size of one (1) acre of net buildable acreage.	Info Only
38.	Planning and Development	<u>Net buildable acreage</u> 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
39.	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 <a href="mailto:joy_ford@scps.k12.fl.us">joy_ford@scps.k12.fl.us</a> .	Info Only
40.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
41.	Planning and Development	<p>Subdivision Process:</p> <p>The 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item.</p> <p>The 2nd step is approval of the Final Engineering Plans; may be submitted once step 1 is under review.</p> <p>The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in for review.</p>	Info Only
42.	Planning and Development	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

43.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
44.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
45.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
46.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
47.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
48.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
49.	Public Works - Engineering	Based on a preliminary review, there are known drainage issues downstream therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless reasonable capacity is shown in the downstream system.	Info Only
50.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
51.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a ditch on the east side of the property. Please note that a drainage easement will be required over the ditch and 15' from the top of bank into the site.	Info Only
52.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The layout does not show stormwater retention. A retention pond is required.	Info Only

53.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
54.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
55.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards. The roadway width does not meet County Standards. All development is required to access off of a County standard road from the nearest County Standard Road through the site limits.	Info Only
56.	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
57.	Public Works - Engineering	A minimum three (3) 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
58.	Public Works - Impact Analysis	No Review Required. The trip generation for seven (7) Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0025**

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### **Title:**

**9:40AM (TEAMS) ST LUKE'S MASTER PLAN - PRE-APPLICATION**

**Project Number:** 25-80000136

**Project Description:** Proposed Site Plan to expand an existing school and church in the A-1 Zoning District located on the northeast side of W SR 426, north of Chapman Rd

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

**Parcel ID:** 20-21-31-300-0100-0000+++

**BCC District:** 1-Dallari

**Applicant:** Tim McCormick (908) 489-1720

**Consultant:** N/A



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

PM Annie

PROJ. #: 25-80000136

RECEIVED 12/05/2025  
PAID 12/10/2025

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

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

PROJECT NAME:	St. Luke's Church Master Plan	
PARCEL ID #(S):	20-21-31-300-0100-0000, 21-21-31-300-0054-0000 * <small>See Parcel ID page attached</small>	
TOTAL ACREAGE:	52.4	BCC DISTRICT: District 1, Bob Dallari
ZONING:	A-1 Agricultural	FUTURE LAND USE: LDR / PUBS

### APPLICANT

NAME:	Tim McCormick	COMPANY:	Land Design
ADDRESS:	160 S Orange Ave #200		
CITY:	Orlando	STATE:	FL ZIP: 32801
PHONE:	908-489-1720	EMAIL:	tmccormick@landdesign.com

### CONSULTANT

NAME:	Tim McCormick	COMPANY:	Land Design
ADDRESS:	100 S Orange Ave #200		
CITY:	Orlando	STATE:	FL ZIP: 32801
PHONE:	908-489-1720	EMAIL:	tmccormick@landdesign.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Expansion of a school/church that's existing in Oviedo

### STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING: 01/07/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR / PUBS	LOCATION: on the northeast side of SR 426, north of Chapman Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 1: DALLARI	

**Parcel ID's**

1. 20-21-31-300-0100-0000
2. 21-21-31-300-005A-0000
3. 20-21-31-300-0140-0000
4. 21-21-31-300-008B-0000
5. 21-21-31-300-008E-0000
6. 21-21-31-300-008D-0000



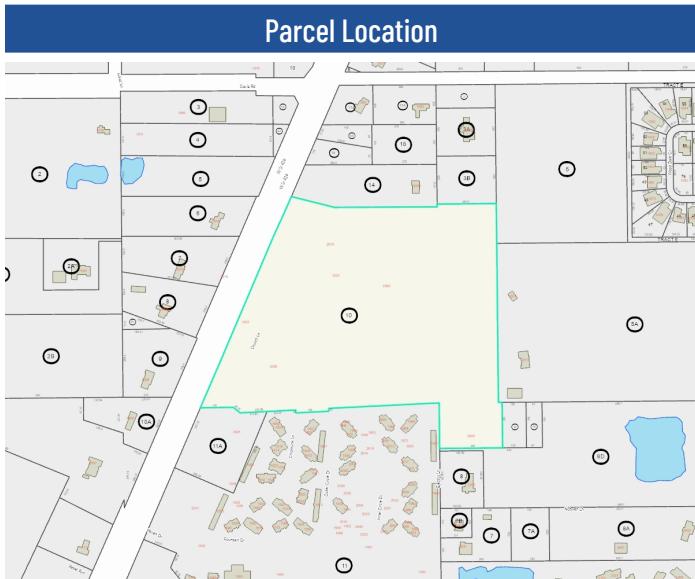
## ST. LUKE'S CHURCH MASTERPLAN OVIEDO, FL • SITE AERIAL

PN 8125013 | 11.12.2025 | ST. LUKE'S LUTHERAN CHURCH AND SCHOOL

# Property Record Card



Parcel: 20-21-31-300-0100-0000  
 Property Address: 2021 W SR 426 OVIEDO, FL 32765  
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF  
 SLAVIA FL  
 2026 Market Value \$13,188,947 Assessed Value \$13,188,947 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$183,497.21  
 Churches property w/1st Building size of 43,570 SF and a lot size of 21.69 Acres



### Parcel Information

Parcel	20-21-31-300-0100-0000
Property Address	2021 W SR 426 OVIEDO, FL 32765
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

### Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,769,916	\$12,006,338
Depreciated Other Features	\$26,790	\$15,940
Land Value (Market)	\$1,392,241	\$1,392,241
Land Value Agriculture	\$0	\$0
Just/Market Value	\$13,188,947	\$13,414,519
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	\$13,188,947	\$13,414,519

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$183,497.21
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$183,497.21

Note: Does NOT INCLUDE Non Ad Valorem Assessments

### Owner(s)

Name - Ownership Type
ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

## Legal Description

SEC 20 TWP 21S RGE 31E  
 S 1/2 OF NE 1/4 OF SE 1/4  
 E OF RR RY & S 154 FT OF N 1/2 OF NE 1/4 OF  
 SE 1/4 E OF RR RY & BEG 10 FT W OF NE COR  
 OF SE 1/4 OF SE 1/4 RUN W TO ELY  
 R/W SR 426 S 24 DEG 03 MIN 11 SEC W  
 20.91 FT E 130 FT S 50 DEG 51 MIN  
 05 SEC E 36.75 FT N 87 DEG 44 MIN  
 21 SEC E 232.98 FT S 02 DEG 15 MIN  
 39 SEC E 12 FT N 87 DEG 44 MIN 21  
 SEC E 138 FT N 02 DEG 15 MIN 39 SEC  
 W 12 FT N 87 DEG 44 MIN 21 SEC E TO  
 BEG & BEG INT ELY RY R/W & S LI OF N 509.6  
 FT OF SE 1/4 FUN NELY ON RY 50 FT SELY TO A  
 PT 200 FT E OF BEG W 200 FT TO BEG & W 7  
 1/2 ACRES OF NW 1/4 OF SW 1/4 OF 21-21-31  
 (LESS N 497.7 FT) & N 190 FT OF W 263 FT OF  
 SW 1/4 OF SW 1/4 OF 21-21-31

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$13,188,947	\$13,188,947	\$0
Schools	\$13,188,947	\$13,188,947	\$0
FIRE	\$13,188,947	\$13,188,947	\$0
ROAD DISTRICT	\$13,188,947	\$13,188,947	\$0
SJWM(Saint Johns Water Management)	\$13,188,947	\$13,188,947	\$0

## Sales

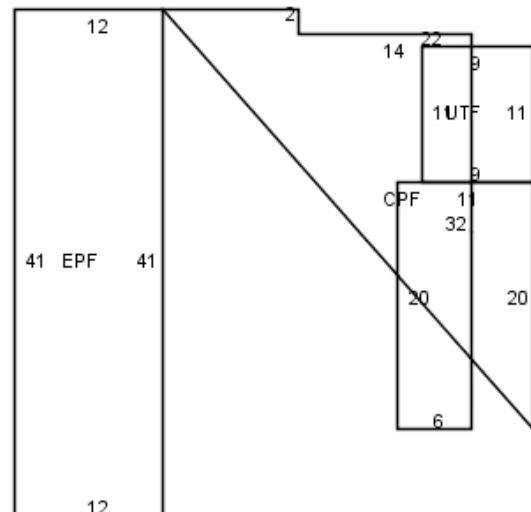
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/1/2001	\$100	04000/0576	Vacant	No
QUIT CLAIM DEED	8/1/1987	\$100	01882/0378	Vacant	No

## Land

Units	Rate	Assessed	Market
21.69 Acres	\$64,200/Acre	\$1,392,241	\$1,392,241

Building Information	
#	8
Use	SINGLE FAMILY
Year Built*	1962
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft <sup>2</sup> )	997
Total Area (ft <sup>2</sup> )	1904
Construction	CONC BLOCK
Replacement Cost	\$144,901
Assessed	\$77,884

\* Year Built = Actual / Effective



Building 8

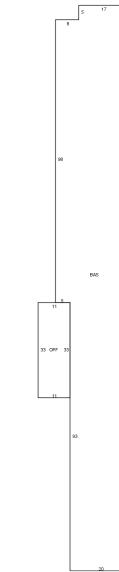
## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	220
ENCLOSED PORCH FINISHED	492
OPEN PORCH FINISHED	96
UTILITY FINISHED	99

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1993
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	43570
Total Area (ft <sup>2</sup> )	
Construction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$6,692,794
Assessed	\$3,747,965

\* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	4395
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$615,208
Assessed	\$246,083



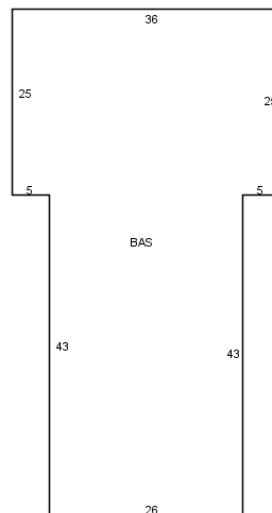
Building 2

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	363

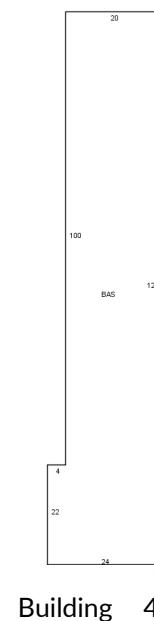
Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2018
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$311,155
Assessed	\$124,462



Building 3

\* Year Built = Actual / Effective

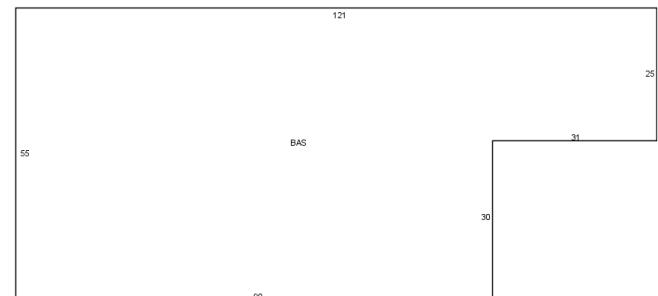
Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2528
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$363,218
Assessed	\$145,287



Building 4

\* Year Built = Actual / Effective

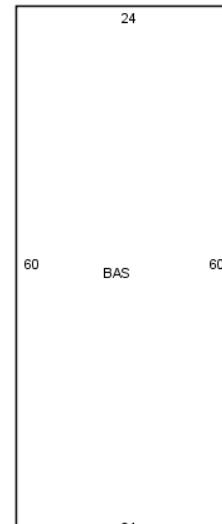
Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1979
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	5725
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$721,592
Assessed	\$328,324



Building 5

\* Year Built = Actual / Effective

Building Information	
#	6
Use	WOOD BEAM/COLUMN
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1440
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$187,168
Assessed	\$74,867



Building 6

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
UTILITY UNFINISHED	85

Building Information	
#	7
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	59083
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$9,557,883
Assessed	\$7,025,044

Building 7

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	1644
OPEN PORCH FINISHED	1180

Permits				
Permit #	Description	Value	CO Date	Permit Date
14542	2029 W SR 426 : MECHANICAL - COMMERCIAL-Pre School building side of the school	\$9,860		9/30/2025
12883	2021 W SR 426 : MECHANICAL - COMMERCIAL-Church Sanctuary	\$54,700		9/4/2025
12509	2029 W SR 426 : SCREEN ROOM-Screen enclosure (no pool)	\$9,890		9/3/2025
13561	2021 W SR 426 : SIGN (POLE,WALL,FACIA)-sign	\$36,980		10/24/2023
17254	2021 W SR 426 : REROOF COMMERCIAL- two story single ply roof system	\$24,115		10/18/2022
01712	2021 W SR 426 : MECHANICAL - COMMERCIAL-	\$20,480		2/10/2020
15747	2021 W SR 426 : MECHANICAL - COMMERCIAL-	\$7,490		11/7/2019
13788	2021 W SR 426 : MECHANICAL - COMMERCIAL	\$29,900		10/21/2019
14382	2021 W SR 426 : OTHER BUILDING COMMERCIAL-SHED-NO ELECTRIC	\$3,969		10/31/2018
08782	18 WINDOWS	\$19,000		6/26/2017
6299	INSTALL WALKWAY COVERS & METAL CANOPIES OVER DOORS	\$21,192		6/12/2017
03626	INTERIOR ALTERATION - INSTALL NEW WALL - STEEL & MASONRY	\$6,000		3/22/2017
11342	REROOF	\$14,000		9/29/2016
07766	MULTI-PURPOSE BUILDING - 2025 W SR 426	\$65,000		9/6/2016
10000	LEVEL 2 ALT AND NEW STOREFRONT	\$10,000		8/22/2016
06289	FIRE ALARM SYSTEM - 2025 W SR 426	\$20,336		6/1/2016
06202	FIRE ALARM SYSTEM INSTALLATION	\$22,932		5/31/2016
05740	REPLACE 11 WINDOWS, SIZE FOR SIZE - PRE-SCHOOL BUILDING - 2029 W SR 426	\$10,400		5/18/2016
01920	FIRE SPRINKLER SYSTEM INSTALLATION	\$48,000		2/24/2016
01693	FIRE SPRINKLER SYSTEM INSTALLATION - 2025 W SR 426	\$48,000		2/17/2016
00467	ELECTRICAL - 2025 W SR 426	\$2,385		1/15/2016
13989	MECHANICAL	\$67,460		12/16/2015
07710	FELLOWSHIP/FOUNDERS HALL ADDITION	\$1,320,466	10/21/2016	7/10/2015
06596	CHURCH GYMNASIUM - 2025 W SR 426	\$3,300,000	10/21/2016	6/15/2015
06176	REPLACE 10 WINDOWS SIZE FOR SIZE - UNIT P51	\$7,500		6/5/2015
06178	REPLACE 11 WINDOWS SIZE FOR SIZE - UNIT P52	\$7,700		6/5/2015
06179	REPLACE 9 WINDOWS SIZE FOR SIZE - UNIT P53	\$6,800		6/5/2015
09846	INSTALL 40 WINDOWS SIZE FOR SIZE	\$3,000		10/3/2014

00912	RE-INSTALL WALL THAT WAS REMOVED - 2029 W SR 426	\$200		2/8/2013
07509	REMOVE ALARM PANEL FROM WALL	\$400		10/4/2012
02774	SIGN; PAD PER PERMIT 2027 W SR 426	\$36,000		4/9/2010
08372	REROOF	\$100,000		10/21/2009
07882	MECHANICAL	\$75,240		10/2/2009
04287	REMODEL	\$40,000		5/26/2009
11333	BATHROOM REMODEL	\$15,000		10/15/2007
07855	ALUMINUM COVER OVER 4 AREAS; PAD PER PERMIT 2029 W SR 426	\$4,735		7/17/2007
07789	ALUMINUM PAN ROOF	\$13,572		7/16/2007
00570	RANGE HOOD SUPPRESSION SYSTEM	\$3,676		1/18/2007
01602	STEEL PAVILLION	\$5,000		2/10/2006
13458	REROOF W/SHINGLES ON PORTABLE BUILDING; PAD PER PERMIT 2029 W SR 426	\$2,580		7/12/2005
13460	REROOF W/SHINGLES - NORTH BLDG; PAD PER PERMIT 2029 W SR 426	\$18,132		7/12/2005
13462	REROOF EAST BLDG; PAD PER PERMIT 2029 W SR 426	\$18,060		7/12/2005
13463	REROOF CENTRAL BUILDING; PAD PER PERMIT 2929 W SR 426	\$6,880		7/12/2005
13737	REROOF SHINGLES	\$40,965		12/10/2003
13739	REROOF SHINGLES	\$12,104		12/10/2003
12086	SLAB ONLY	\$18,000		10/27/2003
10416	PAVILLION	\$94,500		9/16/2003
07154	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2025 W SR 426	\$2,400		6/25/2003
03562	INSTALL FIRE ALARM SYSTEM	\$2,400		4/1/2003
04516	REROOF	\$6,057		4/1/2003
00322	REMODEL BATHROOMS; PAD PER PERMIT 2025 W SR 426	\$45,000	8/8/2003	1/1/2003
10932	MECHANICAL & CONDENSOR	\$200,000		11/1/2002
03625	MONUMENT SIGN; PAD PER PERMIT 2027 W SR 426	\$0		4/1/2001
08240	SPRINKLERS/MAIN	\$18,000		9/5/2000
07699	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2025 W SR 426	\$59,910		8/18/2000
06998	INSTALL FIRE ALARM SYSTEM	\$31,400		7/28/2000
02917	ST LUKES LUTHERAN SCHOOL; PAD PER PERMIT 2025 W SR 426	\$6,100,000	10/19/2001	4/6/2000
08143	POSTED WITHOUT PERMIT; STORAGE SHED	\$0	3/2/1998	9/1/1997

#### Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1979	1	\$5	\$3
WALKS CONC COMM	1979	1	\$5	\$3

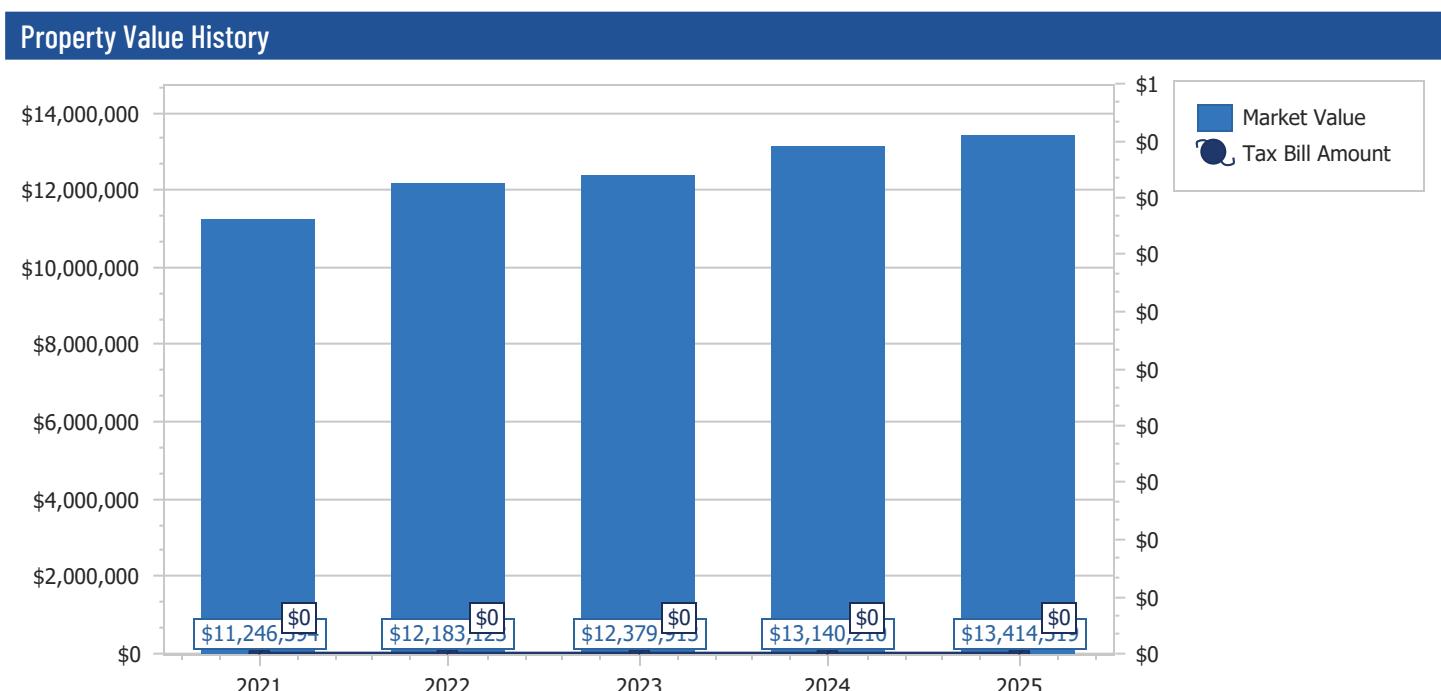
COMMERCIAL ASPHALT DR 2 IN	1979	1	\$3	\$2
CONC UTILITY BLDG	1979	192	\$9,600	\$5,760
WOOD UTILITY BLDG	1979	470	\$6,890	\$4,134
WOOD UTILITY BLDG	1979	1920	\$28,147	\$16,888

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBS
Description	

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





# Property Record Card



Parcel: 21-21-31-300-005A-0000  
 Property Address: 2017 W SR 426 OVIEDO, FL 32765  
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC  
 2026 Market Value \$1,084,712 Assessed Value \$1,084,712 Taxable Value \$1,084,712  
 2025 Tax Bill \$14,784.04  
 The 3 Bed/2 Bath Single Family property is 848 SF and a lot size of 16.58 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	21-21-31-300-005A-0000
Property Address	2017 W SR 426 OVIEDO, FL 32765
Mailing Address	2017 W STATE ROAD 426 OVIEDO, FL 32765-8826
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$503,697	\$501,794
Depreciated Other Features	\$30,575	\$28,550
Land Value (Market)	\$550,440	\$550,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,084,712	\$1,080,784
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,084,712	\$1,080,784

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,784.04
Tax Bill Amount	\$14,784.04
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

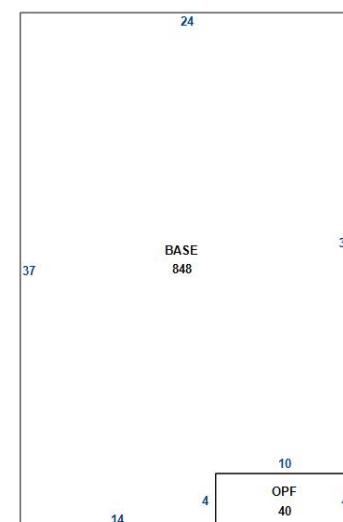
SEC 21 TWP 21S RGE 31E  
S 1/2 OF NW 1/4 OF SW 1/4  
(LESS W 247.5 FT)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,084,712	\$0	\$1,084,712
Schools	\$1,084,712	\$0	\$1,084,712
FIRE	\$1,084,712	\$0	\$1,084,712
ROAD DISTRICT	\$1,084,712	\$0	\$1,084,712
SJWM(Saint Johns Water Management)	\$1,084,712	\$0	\$1,084,712

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/10/2025	\$1,350,000	10915/1439	Improved	No
WARRANTY DEED	4/1/2022	\$1,125,000	10210/0276	Improved	Yes
QUIT CLAIM DEED	9/1/2012	\$100	07868/1010	Improved	No
QUIT CLAIM DEED	12/1/1996	\$100	03199/1153	Improved	No
WARRANTY DEED	8/1/1979	\$45,000	01241/0600	Vacant	Yes

Land					
Units	Rate	Assessed	Market		
16.50 Acres	\$55,600/Acre	\$550,440	\$550,440		

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	848
Total Area (ft <sup>2</sup> )	888
Constuction	SIDING GRADE 3
Replacement Cost	\$108,575
Assessed	\$82,517



Building 1

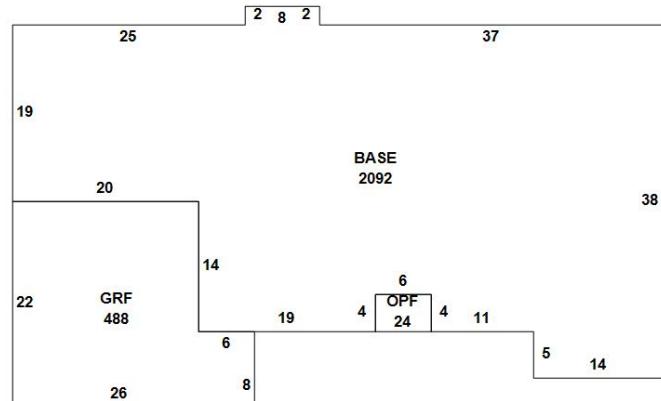
\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	40

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	2000/2005
Bed	3
Bath	2.0
Fixtures	9
Base Area (ft <sup>2</sup> )	2092
Total Area (ft <sup>2</sup> )	2604
Constuction	SIDING GRADE 4
Replacement Cost	\$306,776
Assessed	\$283,768

\* Year Built = Actual / Effective

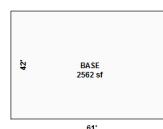


Building 2

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	488
OPEN PORCH FINISHED	24

Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	2010
Bed	
Bath	
Fixtures	2
Base Area (ft <sup>2</sup> )	2562
Total Area (ft <sup>2</sup> )	3294
Constuction	PREFINISHED METAL
Replacement Cost	\$151,418
Assessed	\$137,412



Sketch by Open Sketch

Building 3

\* Year Built = Actual / Effective

## Appendages

Description		Area (ft <sup>2</sup> )		
INTERIOR FINISH AVERAGE		732		
<b>Permits</b>				
Permit #	Description	Value	CO Date	Permit Date
05424	REROOF	\$9,300		5/19/2015
00330	SCREEN POOL ENCLOSURE W/PARTIAL SCREEN ROOF	\$4,960		1/1/2002
11365	FIBERGLASS SWIMMING POOL	\$16,825		12/1/2001
07653		\$146,974	4/14/2000	9/1/1999

## Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	2002	1	\$35,000	\$21,875
SOLAR HEATER	2002	1	\$0	\$0
SCREEN PATIO 2	2002	1	\$5,500	\$3,300
SCREEN ENCL 2	2002	1	\$9,000	\$5,400

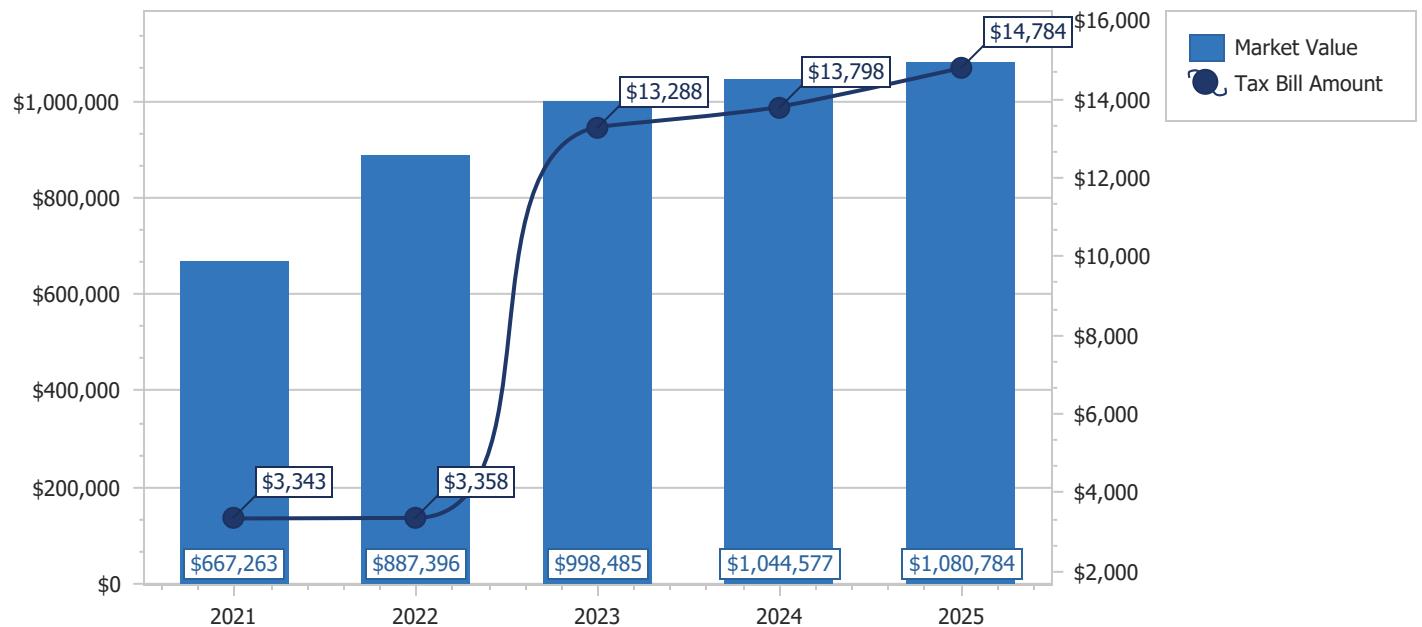
<b>Zoning</b>	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

<b>School Districts</b>	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

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

## Property Value History



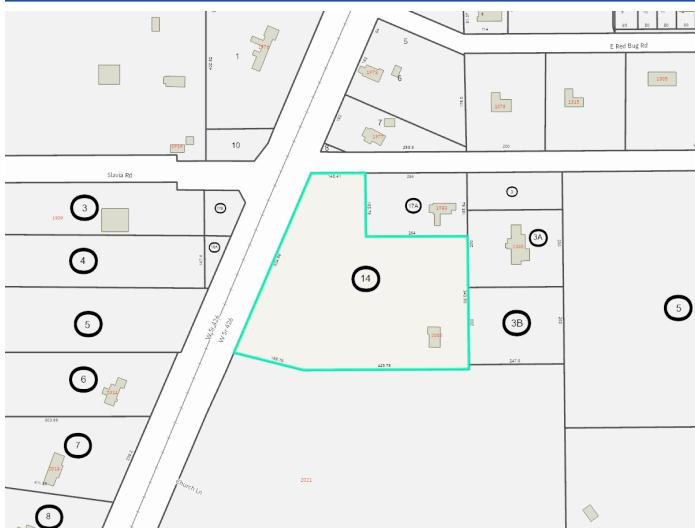
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# Property Record Card



Parcel: 20-21-31-300-0140-0000  
 Property Address: 2005 W SR 426 OVIEDO, FL 32765  
 Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC  
 2026 Market Value \$630,081 Assessed Value \$630,081 Taxable Value \$630,081  
 2025 Tax Bill \$8,646.44  
 The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 4.95 Acres

## Parcel Location



## Site View



## Parcel Information

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

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$94,706	\$96,721
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$514,375	\$514,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$630,081	\$632,096
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$630,081	\$632,096

## 2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

## Legal Description

SEC 20 TWP 21S RGE 31E  
BEG S 00 DEG 36 MIN 35 SEC E 165.94 FT OF E  
1/4 COR  
RUN S 00 DEG 36 MIN 35 SEC E 343.80 FT S 89  
DEG 48 MIN 03 SEC W 429.78 FT  
N 75 DEG 54 MIN 52 SEC W 185.76 FT N 23  
DEG 20 MIN 55 SEC E 504.96 FT  
N 89 DEG 39 MIN 43 SEC E 140.41 FT S 00 DEG  
36 MIN 35 SEC E 165.78 FT  
N 89 DEG 41 MIN 48 SEC E 264.00 FT TO BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$630,081	\$0	\$630,081
Schools	\$630,081	\$0	\$630,081
FIRE	\$630,081	\$0	\$630,081
ROAD DISTRICT	\$630,081	\$0	\$630,081
SJWM(Saint Johns Water Management)	\$630,081	\$0	\$630,081

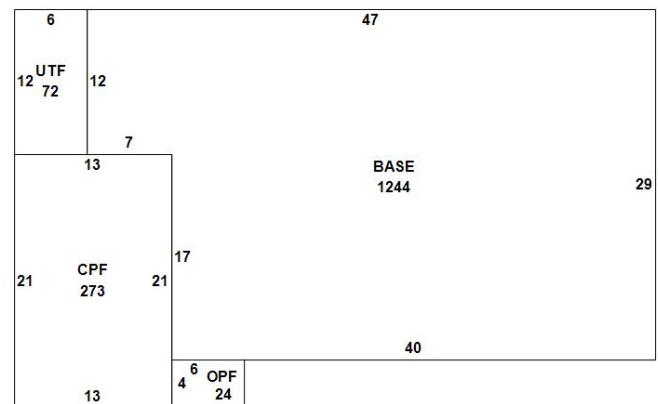
## Sales

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

## Land

Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075
0.55 Acres	\$130,000/Acre	\$71,500	\$71,500
1.04 Acres	\$130,000/Acre	\$135,200	\$135,200
0.43 Acres	\$130,000/Acre	\$55,900	\$55,900
0.59 Acres	\$130,000/Acre	\$76,700	\$76,700

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1966
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1244
Total Area (ft <sup>2</sup> )	1613
Construction	CONC BLOCK
Replacement Cost	\$161,202
Assessed	\$94,706



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	273
OPEN PORCH FINISHED	24
UTILITY FINISHED	72

## Permits

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

## Extra Features

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

## Zoning

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

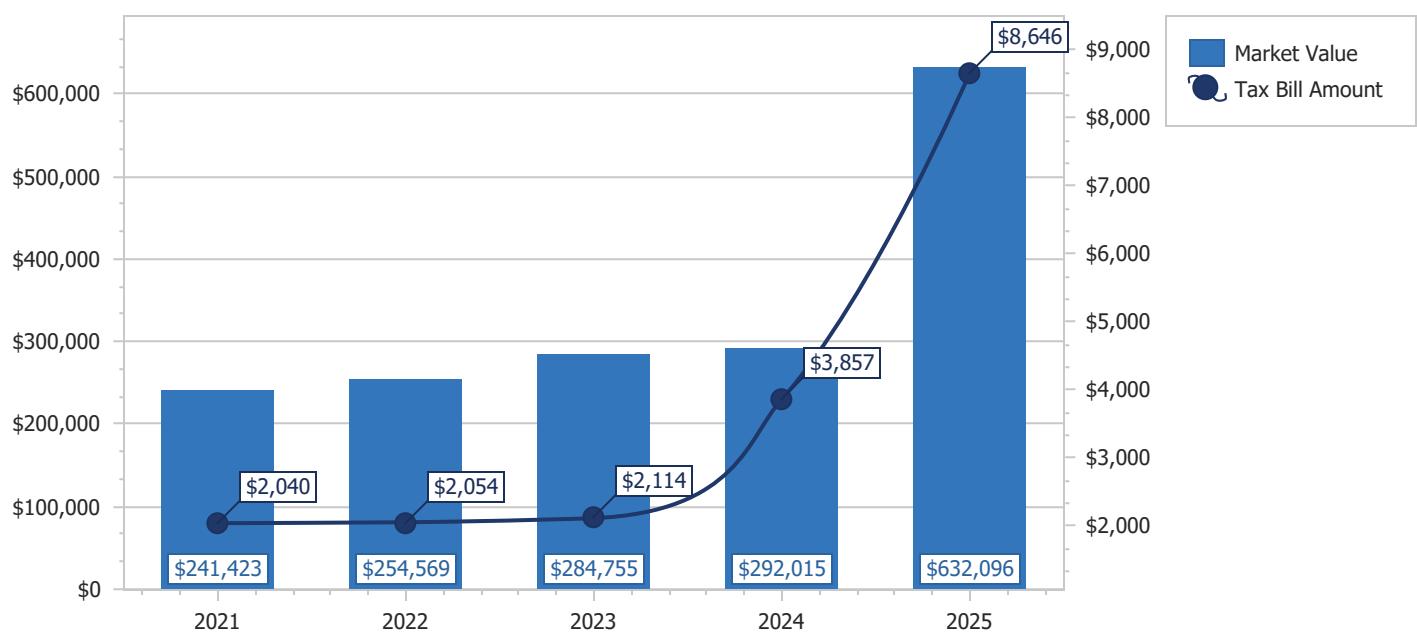
## School Districts

Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

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

## Property Value History



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# Property Record Card



Parcel: 21-21-31-300-008B-0000  
 Property Address: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF  
 Owners: SLAVIA FL  
 2026 Market Value \$21,500 Assessed Value \$21,500 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$294.10  
 Vacant Institutional property has a lot size of 0.44 Acres

Parcel Location		Site View	
Parcel Information		Value Summary	
Parcel	21-21-31-300-008B-0000	2026 Working Values	2025 Certified Values
Property Address		Cost/Market	Cost/Market
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524	\$0	\$0
Subdivision		\$0	\$0
Tax District	01:County Tax District	\$21,500	\$21,500
DOR Use Code	70:Vacant Institutional	\$0	\$0
Exemptions	36-CHURCH/RELIGIOUS (2007)	\$0	\$0
AG Classification	No	\$21,500	\$21,500

2025 Certified Tax Summary	
Tax Amount w/o Exemptions	\$294.10
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$294.10

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 21 TWP 21S RGE 31E  
N 190 FT OF E 100 FT OF W  
363 FT OF SW 1/4 OF SW 1/4

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,500	\$21,500	\$0
Schools	\$21,500	\$21,500	\$0
FIRE	\$21,500	\$21,500	\$0
ROAD DISTRICT	\$21,500	\$21,500	\$0
SJWM(Saint Johns Water Management)	\$21,500	\$21,500	\$0

### Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$100	03827/1480	Improved	No
WARRANTY DEED	7/1/1984	\$40,000	01563/0900	Improved	Yes
QUIT CLAIM DEED	8/1/1979	\$9,000	01238/1001	Improved	No

### Land

Units	Rate	Assessed	Market
0.43 Acres	\$50,000/Acre	\$21,500	\$21,500

### Building Information

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

\* Year Built = Actual / Effective

### Permits

Permit #	Description	Value	CO Date	Permit Date

04720	REROOF	\$4,000	4/26/2004
10592	DEMOLITION	\$0	9/19/2003
02795	ABOVE GROUND POOL	\$2,200	5/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed

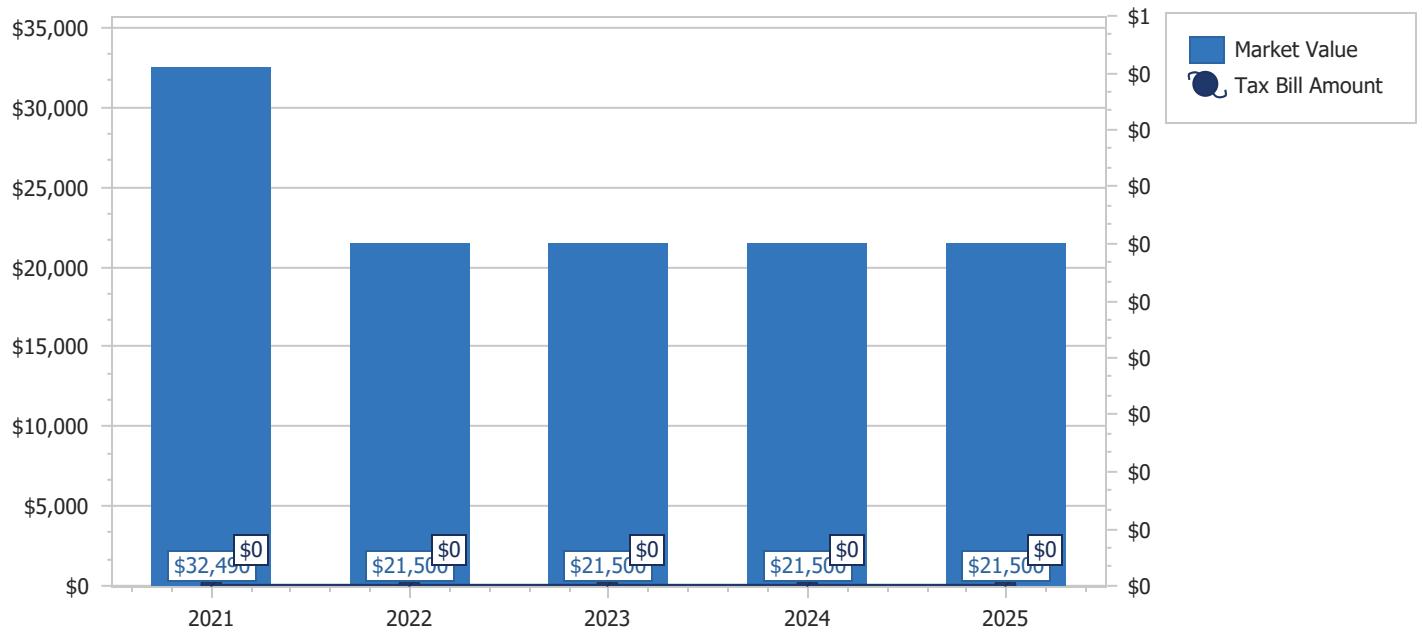
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



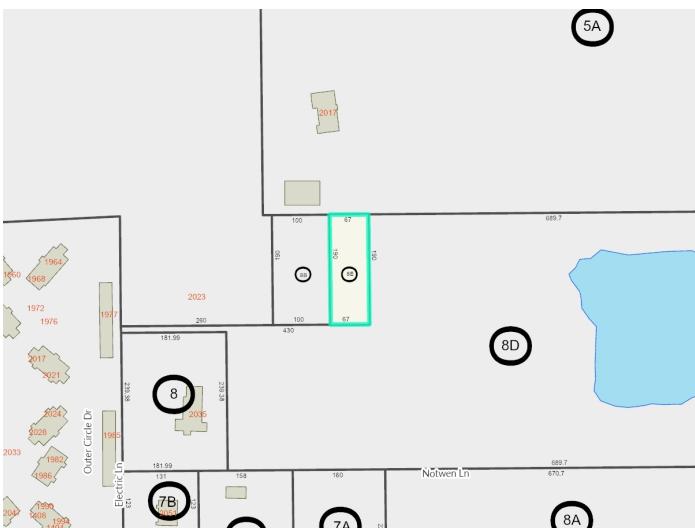
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## Property Record Card



Parcel: **21-21-31-300-008E-0000**  
Property Address:  
Owners: **ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF  
SLAVIA FL**  
2026 Market Value \$20,300 Assessed Value \$17,545 Taxable Value \$0  
2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$277.68  
Vacant Institutional property has a lot size of 0.29 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	21-21-31-300-008E-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$20,300	\$20,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$20,300	\$20,300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,755	\$4,350
P&G Adjustment	\$0	\$0
Assessed Value	\$17,545	\$15,950

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$277.68
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$277.68

### Owner(s)

**Name - Ownership Type**

## ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 21 TWP 21S RGE 31E E 67 FT OF W 430 FT  
OF N 190 FT OF SW 1/4 OF SW 1/4

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$17,545	\$17,545	\$0
Schools	\$20,300	\$20,300	\$0
FIRE	\$17,545	\$17,545	\$0
ROAD DISTRICT	\$17,545	\$17,545	\$0
SJWM(Saint Johns Water Management)	\$17,545	\$17,545	\$0

### Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$425,000	03827/1478	Vacant	No
WARRANTY DEED	5/1/1988	\$45,000	01959/0735	Vacant	Yes
QUIT CLAIM DEED	8/1/1979	\$9,000	01238/1001	Vacant	No

### Land

Units	Rate	Assessed	Market
0.29 Acres	\$70,000/Acre	\$20,300	\$20,300

### Building Information

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

\* Year Built = Actual / Effective

### Permits

Permit #	Description	Value	CO Date	Permit Date

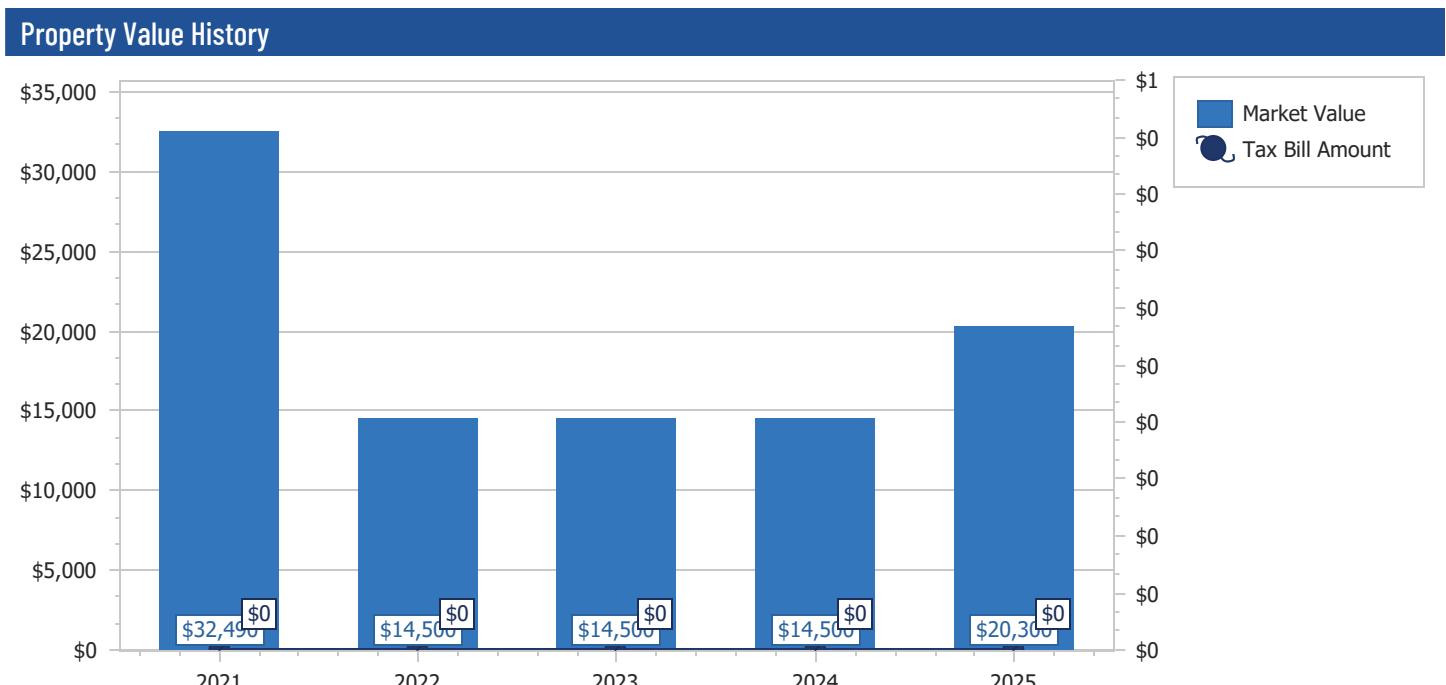
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



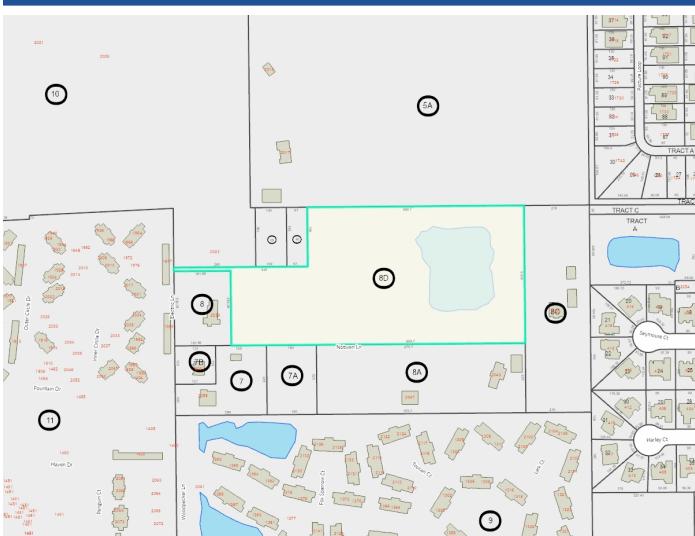


# Property Record Card

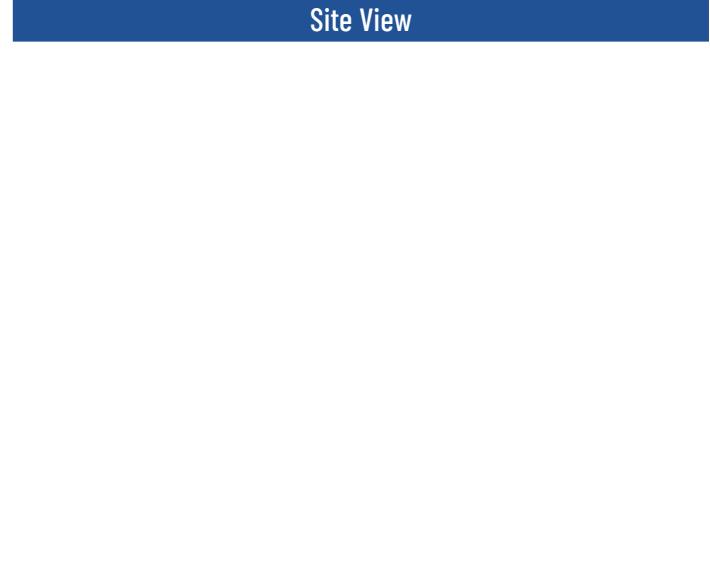


Parcel: 21-21-31-300-008D-0000  
 Property Address: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF  
 Owners: SLAVIA FL  
 2026 Market Value \$488,616 Assessed Value \$451,870 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$6,683.78  
 Vacant Institutional property has a lot size of 8.51 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	21-21-31-300-008D-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$488,616	\$488,616
Land Value Agriculture	\$0	\$0
Just/Market Value	\$488,616	\$488,616
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$36,746	\$77,825
P&G Adjustment	\$0	\$0
Assessed Value	\$451,870	\$410,791

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,683.78
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$6,683.78

## Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF  
SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 21 TWP 21S RGE 31E  
 N 440.5 FT OF E 689.7 FT OF W  
 1119.7 FT OF N 1/2 OF SW 1/4 OF  
 SW 1/4  
 & S 250.5 FT OF N 440.5 FT OF W 430  
 FT OF N 1/2 OF SW 1/4 OF SW 1/4 (LESS S  
 239.38 FT OF W 181.99 FT)

Taxes					
Taxing Authority		Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND		\$451,870	\$451,870	\$0	
Schools		\$488,616	\$488,616	\$0	
FIRE		\$451,870	\$451,870	\$0	
ROAD DISTRICT		\$451,870	\$451,870	\$0	
SJWM(Saint Johns Water Management)		\$451,870	\$451,870	\$0	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$425,000	03827/1478	Vacant	No
WARRANTY DEED	11/1/1984	\$23,800	01595/1668	Vacant	No

Land					
Units	Rate	Assessed	Market		
6.98 Acres	\$70,000/Acre	\$488,600	\$488,600		
1.47 Acres	\$10.70/Acre	\$16	\$16		

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

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

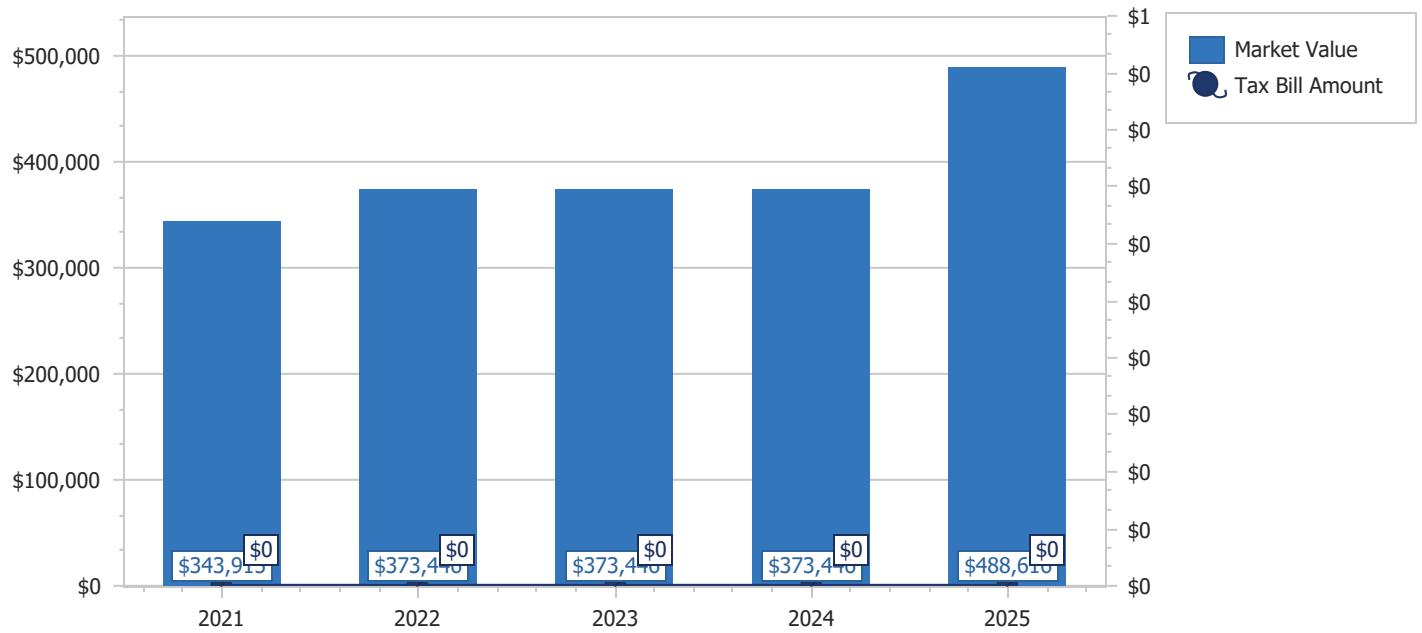
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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

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

**Receipt Details**

**Date:** 12/10/2025 11:21:11 AM  
**Project:** 25-80000136  
**Credit Card Number:** 47\*\*\*\*\*0681  
**Authorization Number:** 018074  
**Transaction Number:** 101225O3B-D9CB7E59-BBFF-41E7-94FA-418F1CD782C8  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

<b>PROJECT NAME:</b>	ST LUKE'S MASTER PLAN - PRE-APPLICATION	<b>PROJ #:</b> 25-80000136
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/05/25	
RELATED NAMES:	EP TIM MCCORMICK	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	20-21-31-300-0100-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TO EXPAND AN EXISTING SCHOOL AND CHURCH IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST SIDE OF SR 426, NORTH OF CHAPMAN RD	
NO OF ACRES	52.4	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST SIDE OF SR 426, NORTH OF CHAPMAN RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
TIM MCCORMICK LAND DESIGN 100 S ORANGE AVE ORLANDO FL 32801 (908) 489-1720 TMCCORMICK@LANDDESIGN.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

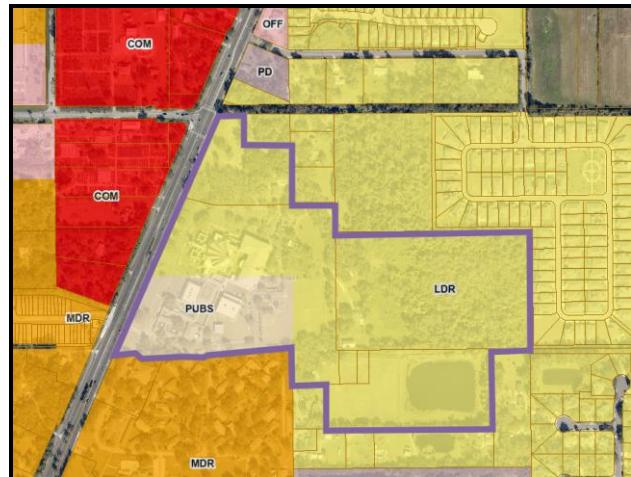
- The subject property that has an existing church/school has a split Future Land Use of Low Density Residential and Public, Quasi Public – School, and A-1 (Agriculture) zoning.
- Staff recommends the Applicant submit for a Rezone to PD (Planned Development) and a Future Land Use to Planned Development for the future expansion of the church and school.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.8. - Parking buffers. A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.	Info Only
5.	Buffers and CPTED Annie Sillaway	If there are existing overhead utility lines along any portion of the perimeter of the property, only understory trees and shrubs may be planted.	Info Only
6.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
7.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
8.	Buffers and CPTED Annie Sillaway	A full buffer review will be assessed at time of rezoning to a Planned Development.	Info Only
9.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
10.	Building Division Phil Kersey	- Standard building permitting will apply. - Each building, and/ or structure requires a separate permit. Example: building, stand-alone structure, fence/ gate systems, retaining wall, access control, signage, etc.....	Info Only
11.	Comprehensive Planning David German	The subject property is Low Density Residential (LDR), which allows up to four dwelling units per net buildable acre. Proposed project appears to be consistent with the LDR FLU.	Info Only
12.	Comprehensive	A portion of the proposed site has the PUBS	Info Only

	Planning David German	(Public, Quasi-Public) Future Land Use. Please note Policy FLU 5.3.2 Public, Quasi-Public in the Comprehensive Plan: Special Provisions - As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification. - Development activity, including the placing or depositing of fill within wetlands and the 100-year floodplain as identified by FEMA, shall be prohibited on lands designated as Public, Quasi-Public, except in cases of overriding public interest. Where wetland values are degraded due to overriding public interest, mitigation efforts shall occur. Floodplain impacts will require compensating storage.	
13.	Environmental Services James Van Alstine	Any new development within the proposed master plan will be required to connect to Seminole County potable water/sanitary sewer.	Info Only
14.	Natural Resources Sarah Harttung	According to the county wetland maps, wetlands are possibly located on the easternmost parcel. ***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
15.	Natural Resources Sarah Harttung	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
16.	Natural Resources Sarah Harttung	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
17.	Natural Resources Sarah Harttung	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
18.	Natural Resources Sarah Harttung	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles:	Info Only

		DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	
19.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural	Reasonable efforts should be made to preserve	Info Only

	Resources Sarah Harttung	specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
27.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
29.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
30.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
31.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
32.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
33.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the	Info Only

	Sarah Harttung	application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	
34.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
35.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
36.	Planning and Development Annie Sillaway	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.aspx">http://www.seminolecountyfl.gov/guide/codes.aspx</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
37.	Planning and Development Annie Sillaway	Staff recommends a Small-Scale Future Land Use Amendment from Low Density Residential and Public, Quasi Public- School to Planned Development, and a Rezone from A-1 (Agriculture) to PD (Planned Development).	Info Only
38.	Planning and Development Annie Sillaway	PLANNED DEVELOPMENT PROCESS <b>1st step-</b> Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the	Info Only

		<p>date of approval of the Master Development Plan to submit for an FDP).</p> <p><b>2nd step-</b> Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p><b>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP)</b> which must be approved by the Planning &amp; Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). Steps 2 &amp; 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p><b>Step 4 Approval of Site Plan/Final Engineering Plans:</b> If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC. <b>Step 5 Final Plat (only applicable, if subdividing the land):</b> The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	
39.	Planning and Development Annie Sillaway	A Small-Scale Future Land Use Amendment & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
40.	Planning and Development Annie Sillaway	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public	Info Only

		hearing with the Board of County Commissioners.	
41.	Planning and Development Annie Sillaway	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
42.	Planning and Development Annie Sillaway	<p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p>Per SCLDC Sec. 30.8.5.3 Review Criteria - 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. · Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> <li>· Natural resource preservation.</li> <li>· Crime Prevention (CPTED).</li> <li>· Neighborhood/community amenities.</li> <li>· Provision of affordable or workforce housing.</li> <li>· Reduction in vehicle miles traveled per</li> </ul>	Info Only

	<p>household. · Transit-oriented development.</p> <ul style="list-style-type: none"> <li>· Provision of new multimodal connectivity.</li> <li>· Innovation in water or energy conservation.</li> <li>· Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ul> <p>Per SCLDC Sec. 30.8.5.3 (c): Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. Per SCLDC Sec. 30.8.5.3 (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</li> </ol>	
43.	<p>Planning and Development Annie Sillaway</p> <p>Net Buildable Definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p> <p>Floor Area Ratio (F.A.R.) Definition: The Floor Area Ratio is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>	Info Only
44.	<p>Planning and Development Annie Sillaway</p> <p>The minimum open space requirements for a Planned Development is twenty-five (25) percent.</p>	Info Only
45.	<p>Planning and</p> <p>Parking and landscaping requirements can be</p>	Info Only

	Development Annie Sillaway	found in SCLDC (Seminole County Land Development Code) Part 14 Chapter 30.	
46.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. The lighting standards can be found under Part 15 Chapter 30 of the Seminole County Land Development Code.	Info Only
47.	Planning and Development Annie Sillaway	The existing church is a legal nonconforming use, as it is classified as a Regional Civic Assembly Facility. Expanding the church on the currently zoned site would increase the nonconformance. Therefore, the applicant would be required to amend the Future Land Use designation and Rezone the property to PD (Planned Development).	Info Only
48.	Planning and Development Annie Sillaway	Depending on future site development, appropriate access to Lot 14, which contains a single-family residence at 2005 W SR 426, will be required.	Info Only
49.	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
50.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
51.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
52.	Public Safety - Fire Marshal Matthew Maywald	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> <li>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</li> <li>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.</li> <li>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).</li> <li>4. Where underground water mains and</li> </ol>	Info Only

		<p>hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"</p>	
53.	Public Works - Engineering Jim Potter	Based on Seminole County Howel Creek Basin Study a portion of the site appears to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. This is primarily on parcel 21-21-31-300-005A-0000.	Info Only
54.	Public Works - Engineering Jim Potter	The proposed project is located within the Howel Creek drainage basin.	Info Only
55.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has from moderately well drainage soils to poorly drained soils.	Info Only
56.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site has known drainage issues that exist just down Stream, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless some capacity is demonstrated to not affect the existing drainage.	Info Only
57.	Public Works - Engineering Jim Potter	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
58.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
59.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to a portion of the old Lightwood Knox drainage system.	Info Only

60.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
61.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
62.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
63.	Public Works - Engineering Jim Potter	There was no overall masterplan provided with the Pre-app submittal. A full traffic analysis will have to be provided at the next step of the process. There may be one or more left turn lanes and or right turn lanes required.	Info Only
64.	Public Works - Engineering Jim Potter	Traffic signal modifications are required.	Info Only
65.	Public Works - Engineering Jim Potter	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Info Only
66.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455 <a href="mailto:swetzel@seminolecountyfl.gov">swetzel@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1145**

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**Title:**

**THE ELYSIAN - PRE-APPLICATION**

**Project Number:** 25-80000132

**Project Description:** Proposed Rezone from A-1 to R-1B and Subdivision for 11-12 single family residential lots on 6.13 acres located on the west side of Tuskawilla Rd, south of E SR 434

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

**Parcel ID:** 01-21-30-501-0000-0210++

**BCC District:** 2-Zembower

**Applicant:** Ryan Sheehan (407) 468-4005

**Consultant:** David Bassford (321) 253-1510



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

PROJ. #: 25-80000132  
Received: 11/26/25  
PAID 12/02/2025

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: The Elysian Winter Springs

PARCEL ID #(S): 01-21-30-501-0000-0210, 01-21-30-501-0000-0220, and 01-21-30-501-0000-0100

TOTAL ACREAGE: 6.13ac BCC DISTRICT: District 2- Jay Zembower

ZONING: A-1 FUTURE LAND USE: MDR

NAME: Ryan Sheehan COMPANY: The Elysian Winter Springs LLC

ADDRESS: 1100 Spotted Sandpiper Loop

CITY: Winter Springs STATE: FL ZIP: 32708

PHONE: 407-468-4005 EMAIL: ryan@christopherryanhomes.com

NAME: David Bassford COMPANY: MBV Engineering, Inc.

ADDRESS: 1250 W. Eau Gallie Blvd, Suite H

CITY: Melbourne STATE: FL ZIP: 32935

PHONE: 321-253-1510 EMAIL: davidb@mbveng.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Development of a premier custom home gated neighborhood consisting of 11-12 single-family residences

### STAFF USE ONLY

COMMENTS DUE: <u>12/19</u>	COM DOC DUE: <u>12/23</u>	DRC MEETING: <u>01/07/2025</u>
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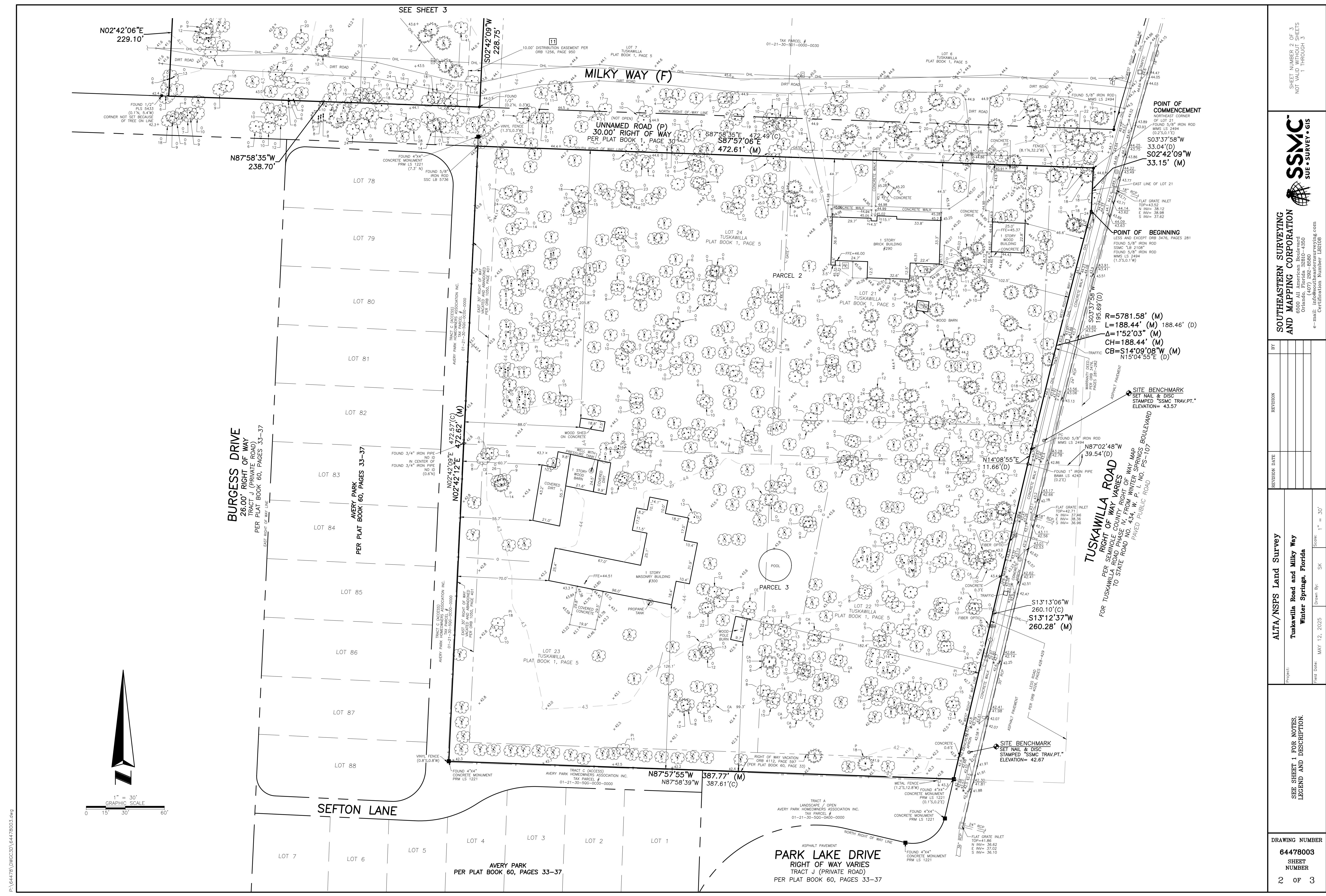
<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
---	---

ZONING: <u>A-1</u>	FLU: <u>MDR</u>	LOCATION: <u>on the west side of Tuskawilla Rd, south of SR 434</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

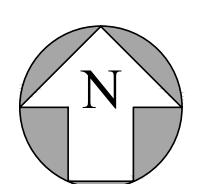
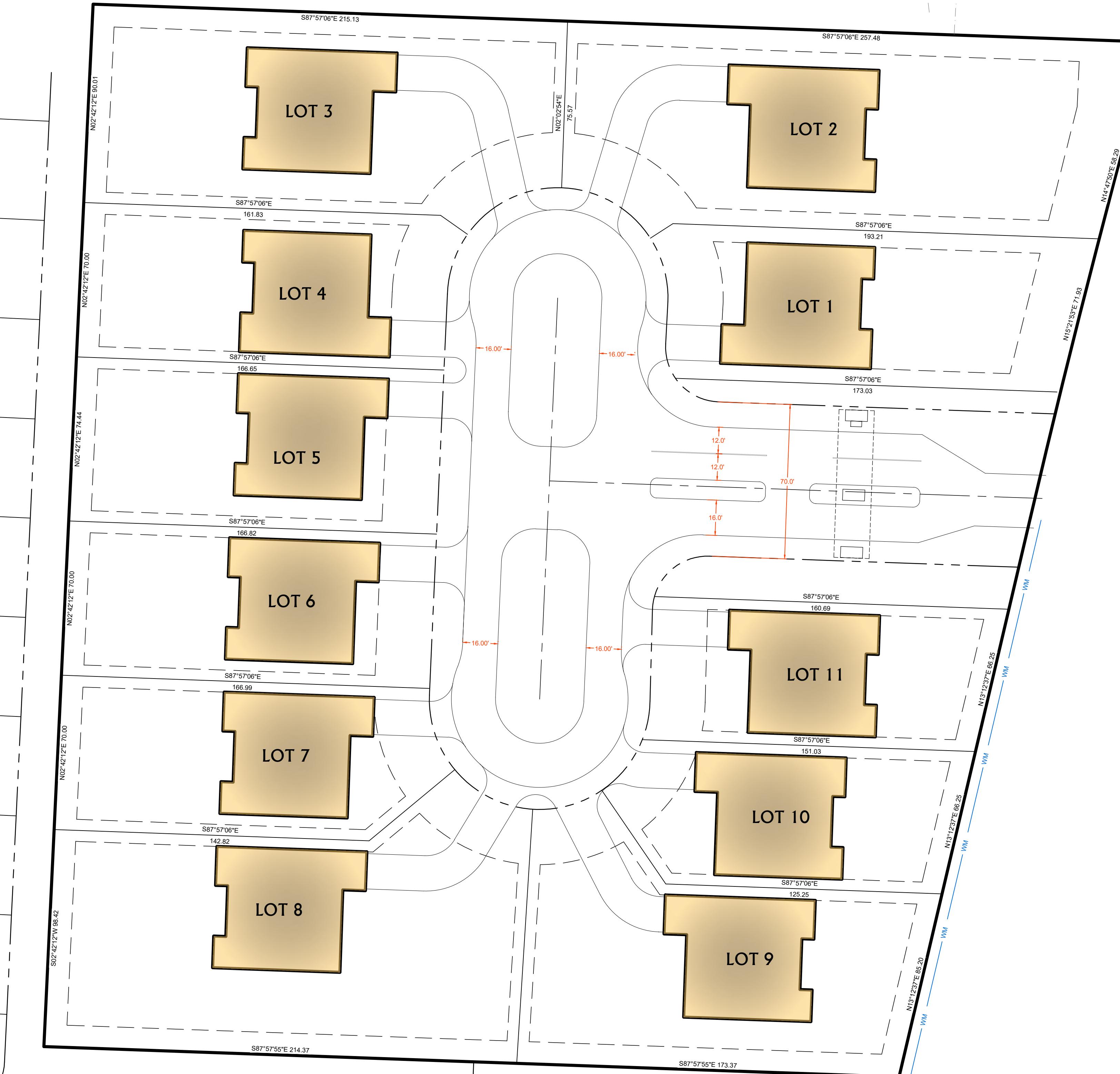
## **Elysian Winter Springs Neighborhood- Project Narrative**

1. We are proposing to combine 290/300 Tuscawilla Rd (01-21-30-501-0000-0210, 01-21-30-501-0000-0220) and Re-zone from existing A-1 designation to R-1B in order to develop an Exclusive Custom Home Neighborhood consisting of 11-12 Single-Family Residences. In addition, we propose to use 1258 Milky Way Rd (01-21-30-501-0000-0100) for fenced boat/recreational vehicle storage for Residents of the Neighborhood. This non-contiguous property was sold as part of the sale of 290/300 Tuskawilla Rd.
2. Construct a Designer Grade gated entrance off of Tuskawilla between Avery Park and Milky Way Rd. Upon entering the gates, a focus is being placed on creating a garden like promenade feel by use of wide landscaped medians, meandering sidewalks, and larger than normal landscaped areas between the front property lines and the street. For design, function, and durability; untraditional construction material such as exposed aggregate concrete and stone will be used to construct the street, curbs, and sidewalks.
3. Construction of a 8ft tall smooth plaster formal Cast in Place Privacy Wall with columns, neighborhood trademark branding, coach lights, landscaping, and accent lighting along Tuskawilla Rd.









GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.

# Property Record CardA



Parcel: 01-21-30-501-0000-0210  
 Property Address: 290 TUSKAWILLA RD WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$458,322 Assessed Value \$458,322 Taxable Value \$458,322  
 2025 Tax Bill \$5,631.17 Tax Savings with Non-Hx Cap \$656.87  
 The 4 Bed/2.5 Bath Single Family property is 2,601 SF and a lot size of 2.49 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	01-21-30-501-0000-0210
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$240,048	\$243,336
Depreciated Other Features	\$5,774	\$3,850
Land Value (Market)	\$212,500	\$212,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$458,322	\$459,686
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$77,921
P&G Adjustment	\$0	\$0
Assessed Value	\$458,322	\$381,765

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$6,288.04
Tax Bill Amount	\$5,631.17
Tax Savings with Exemptions	\$656.87

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

SHEEHAN, RYAN - Tenants in Common :33.34  
 LANDERS, THOMAS F - Tenants in Common :33.33  
 ALSTOTT, ADAM R - Tenants in Common :33.33

## Legal DescriptionA

LOTS 21 & 24 & E 30 FT OF  
 VACD ST ADJ LOT 24 (LESS RD)  
 TUSKAWILLA  
 PB 1 PG 5

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$458,322	\$0	\$458,322
Schools	\$458,322	\$0	\$458,322
FIRE	\$458,322	\$0	\$458,322
ROAD DISTRICT	\$458,322	\$0	\$458,322
SJWM(Saint Johns Water Management)	\$458,322	\$0	\$458,322

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	5/21/2025	\$100	10830/1259	Improved	No
PROBATE RECORDS	1/1/2018	\$100	09064/0048	Improved	No
WARRANTY DEED	5/1/2003	\$385,000	04858/1136	Improved	Yes
WARRANTY DEED	8/1/1998	\$100	03476/0281	Vacant	No
WARRANTY DEED	6/1/1979	\$57,000	01228/1725	Improved	Yes
WARRANTY DEED	1/1/1977	\$12,300	01120/0636	Vacant	No

## LandA

Units	Rate	Assessed	Market
2.50 Acres	\$85,000/Acre	\$212,500	\$212,500

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1978
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	2217
Total Area (ft <sup>2</sup> )	3253
Construction	CB+BRICK COMBO
Replacement Cost	\$328,833
Assessed	\$240,048

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	384
GARAGE FINISHED	627
OPEN PORCH FINISHED	16
UTILITY UNFINISHED	9

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
00258	REPAIR/REPLACE 2 SQ	\$1,000		1/1/1998

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1978	208	\$1,624	\$974
FIREPLACE 1	1978	1	\$3,000	\$1,800
ACCESSORY BLDG 2	1990	1	\$5,000	\$3,000

## ZoningA

Zoning	OUT
Description	
Future Land Use	Out
Description	

## School DistrictsA

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

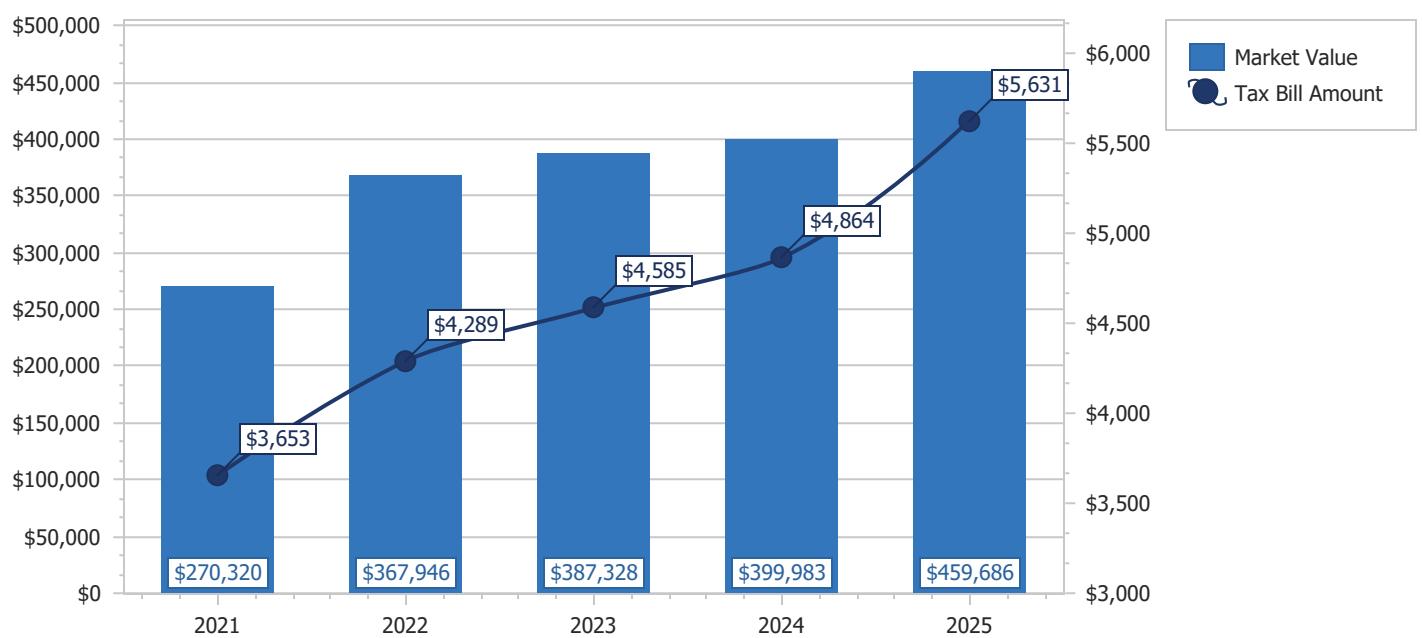
### Political RepresentationA

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

### UtilitiesA

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

### Property Value HistoryA

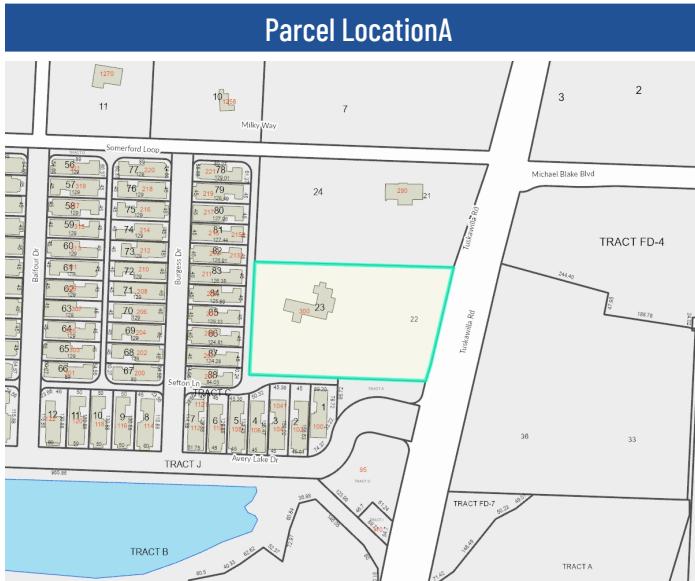


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# Property Record CardA



Parcel: 01-21-30-501-0000-0220  
 Property Address: 300 TUSKAWILLA RD WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$374,668 Assessed Value \$374,668 Taxable Value \$374,668  
 2025 Tax Bill \$4,676.21 Tax Savings with Non-Hx Cap \$441.13  
 The 4 Bed/2.5 Bath Single Family property is 2,060 SF and a lot size of 2.36 Acres



### Parcel InformationA

Parcel	01-21-30-501-0000-0220
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

### Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$161,278	\$164,862
Depreciated Other Features	\$12,450	\$8,300
Land Value (Market)	\$200,940	\$200,940
Land Value Agriculture	\$0	\$0
Just/Market Value	\$374,668	\$374,102
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$52,329
P&G Adjustment	\$0	\$0
Assessed Value	\$374,668	\$321,773

### 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,117.34
Tax Bill Amount	\$4,676.21
Tax Savings with Exemptions	\$441.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOTS 22 & 23 (LESS RD) & E 1/2 OF VACD ST  
 ADJ ON W & N 1/2 OF VACD ST ADJ ON S  
 TUSKAWILLA PB 1 PG 5

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$374,668	\$0	\$374,668
Schools	\$374,668	\$0	\$374,668
FIRE	\$374,668	\$0	\$374,668
ROAD DISTRICT	\$374,668	\$0	\$374,668
SJWM(Saint Johns Water Management)	\$374,668	\$0	\$374,668

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0428	Improved	No

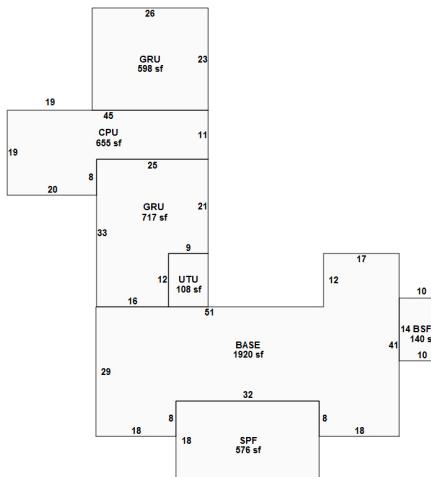
## LandA

Units	Rate	Assessed	Market
2.36 Acres	\$85,000/Acre	\$200,940	\$200,940

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1920
Total Area (ft <sup>2</sup> )	4714
Constuction	CONC BLOCK
Replacement Cost	\$286,716
Assessed	\$161,278

\* Year Built = Actual / Effective



Sketch by Apres Sketch

Building 1

## AppendagesA

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

BASE SEMI FINISHED	140
CARPORT UNFINISHED	655
GARAGE UNFINISHED	598
GARAGE UNFINISHED	717
SCREEN PORCH FINISHED	576
UTILITY UNFINISHED	108

#### PermitsA

Permit #	Description	Value	CO Date	Permit Date

#### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1979	1	\$5,000	\$3,000
ACCESSORY BLDG 1	1979	1	\$1,250	\$750
PATIO 3	1980	1	\$6,000	\$3,600
CARPORT 3	1989	1	\$8,500	\$5,100

#### ZoningA

Zoning	OUT
Description	
Future Land Use	Out
Description	

#### School DistrictsA

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

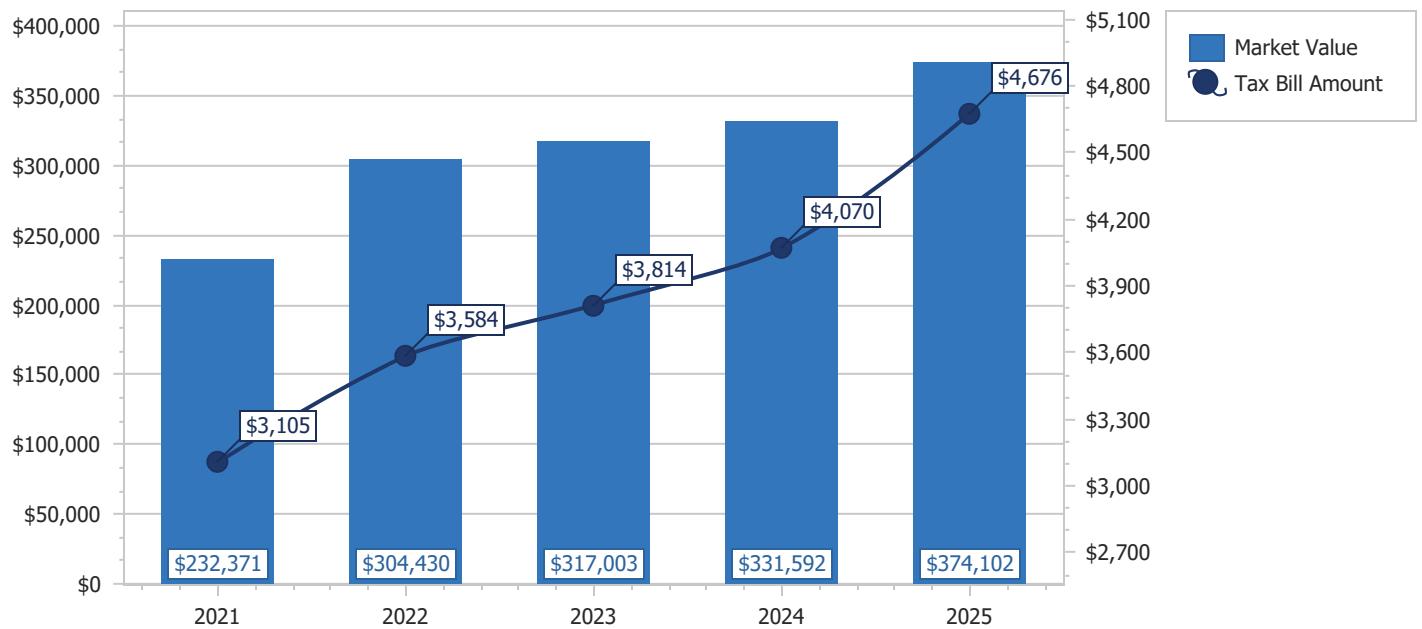
#### Political RepresentationA

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

#### UtilitiesA

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management

## Property Value HistoryA



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# Property Record CardA



Parcel: 01-21-30-501-0000-0100  
 Property Address: 1258 MILKY WAY WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$156,136 Assessed Value \$156,136 Taxable Value \$156,136  
 2025 Tax Bill \$2,092.09 Tax Savings with Non-Hx Cap \$31.47  
 The 1 Bed/1 Bath Single Family property is 644 SF and a lot size of 1.28 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	01-21-30-501-0000-0100
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$42,026	\$42,902
Depreciated Other Features	\$5,310	\$3,540
Land Value (Market)	\$108,800	\$108,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$156,136	\$155,242
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,733
P&G Adjustment	\$0	\$0
Assessed Value	\$156,136	\$151,509

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,123.56
Tax Bill Amount	\$2,092.09
Tax Savings with Exemptions	\$31.47

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

SHEEHAN, RYAN - Tenants in Common :33.34  
 LANDERS, THOMAS F - Tenants in Common :33.33  
 ALSTOTT, ADAM R - Tenants in Common :33.33

## Legal DescriptionA

LOT 10 & 1/2 OF VACD ST ON E TUSKAWILLA  
PB 1 PG 5

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$156,136	\$0	\$156,136
Schools	\$156,136	\$0	\$156,136
FIRE	\$156,136	\$0	\$156,136
ROAD DISTRICT	\$156,136	\$0	\$156,136
SJWM(Saint Johns Water Management)	\$156,136	\$0	\$156,136

## SalesA

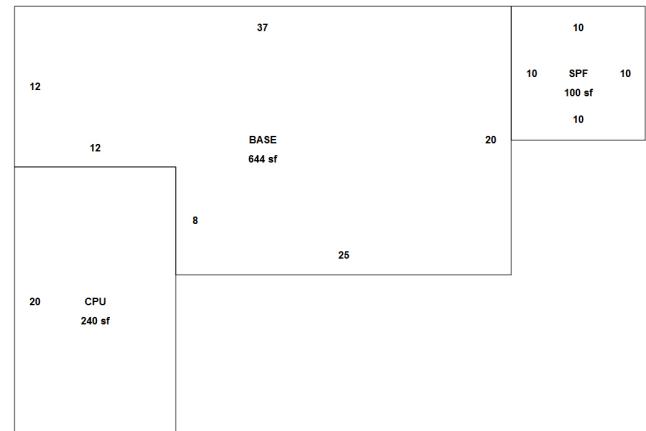
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0430	Improved	No

## LandA

Units	Rate	Assessed	Market
1.28 Acres	\$85,000/Acre	\$108,800	\$108,800

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1967
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	644
Total Area (ft <sup>2</sup> )	984
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$70,044
Assessed	\$42,026



Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft <sup>2</sup> )
CARPORT UNFINISHED	240

## PermitsA

Permit #	Description	Value	CO Date	Permit Date

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1979	1	\$5,000	\$3,000
PATIO 1	1990	1	\$1,100	\$660
COVERED PATIO 1	1985	1	\$2,750	\$1,650

## ZoningA

Zoning	OUT
Description	
Future Land Use	Out
Description	

## School DistrictsA

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

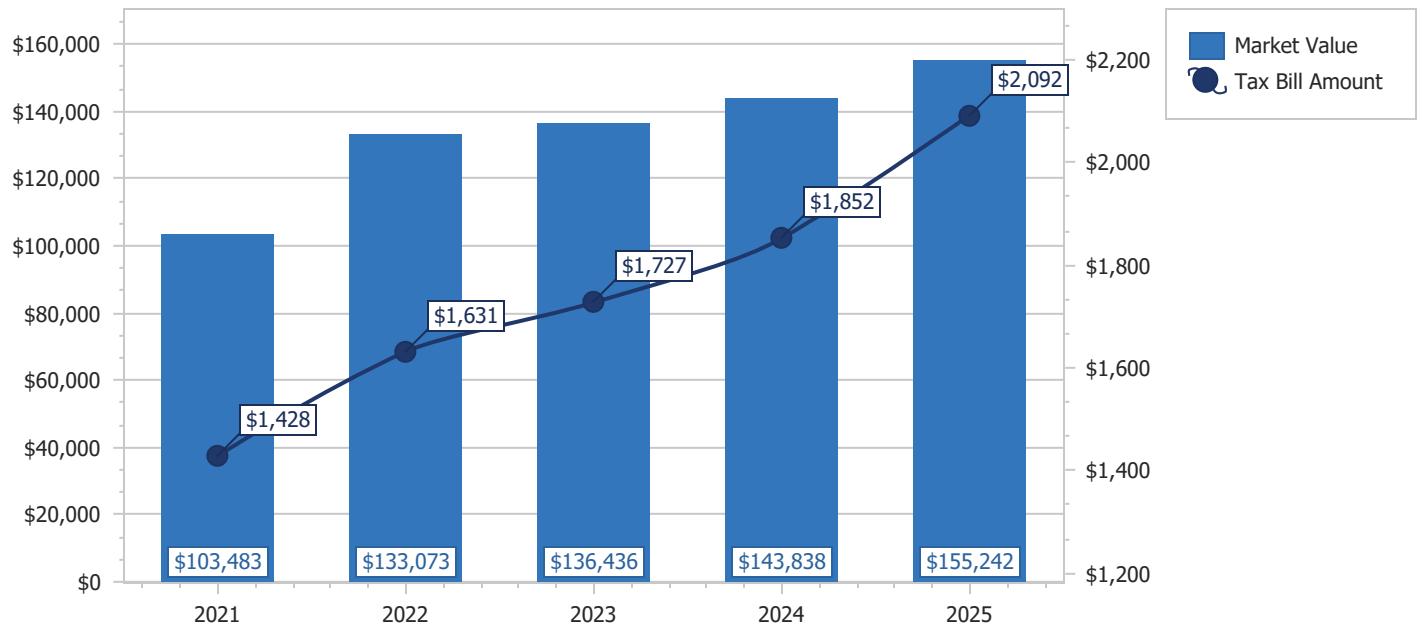
## Political RepresentationA

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

## UtilitiesA

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management

## Property Value HistoryA



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

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

**Receipt Details**

**Date:** 12/1/2025 5:34:18 PM

**Project:** 25-80000132

**Credit Card Number:** 42\*\*\*\*\*4655

**Authorization Number:** 05539G

**Transaction Number:** 011225C2B-A8FD1997-1ABB-49C4-9540-15F661651313

**Total Fees Paid:** 52.50

**Fees Paid**

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

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

<b>PROJECT NAME:</b>	THE ELYSIAN - PRE-APPLICATION	<b>PROJ #:</b> 25-80000132
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/02/25	
RELATED NAMES:	EP DAVID BASSFORD	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	01-21-30-501-0000-0210++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1B AND SUBDIVISION FOR 11-12 SINGLE FAMILY RESIDENTIAL LOTS ON 6.13 ACRES LOCATED ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF SR 434	
NO OF ACRES	6.13	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF SR 434	
FUTURE LAND USE-	MDR	
SEWER UTILITY	NA	
WATER UTILITY	NA	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RYAN SHEEHAN THE ELYSIAN WINTER SPRINGS LLC 1100 SPOTTED SANDPIPER LOOP WINTER SPRINGS FL 32708 (407) 468-4005 RYAN@CHRISTOPHERRYANHOMES.COM	DAVID BASSFORD MBV ENGINEERING INC 1250 W EAU GALLIE BLVD STE H MELBOURNE FL 32935 (321) 253-1510 DAVIDB@MBVENG.COM	

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

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

## PROJECT MANAGER COMMENTS

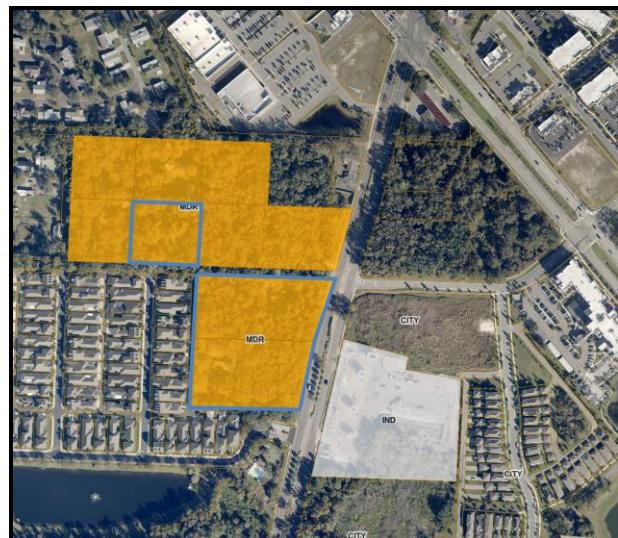
- The subject property has a Future Land Use of Medium Density Residential and A-1 (Agriculture) zoning.
- The County does not object to the Applicant developing in the County, provided the Applicant connects to water and sewer.
- Staff strongly recommends that the Applicant reach out to the City of Winter Springs to discuss the utility connection for water and sewer for the proposed development.
- To allow a boat or recreational vehicle storage use, the property would need to amend the Future Land Use to Industrial and Rezone to C-3 (Heavy Commercial/Very Light Industrial). However, staff does not support a Future Land Use amendment to Industrial or a Rezoning to C-3.

## PROJECT AREA ZONING AND AERIAL MAPS

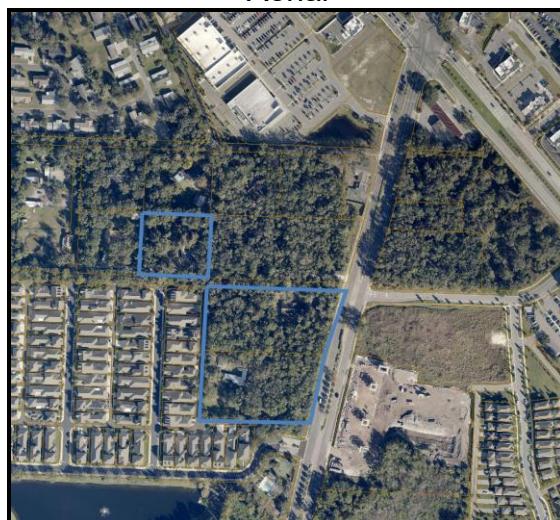
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	<p>Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies:</p> <ol style="list-style-type: none"> <li>1. Natural access control</li> <li>2. Natural surveillance</li> <li>3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.</li> </ol>	Info Only
3.	Buffers and CPTED Annie Sillaway	<p>Buffer information can be found here:</p> <p><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>	Info Only
4.	Buffers and CPTED Annie Sillaway	If overhead utility lines are on the perimeter of the subject property understory trees and shrubs must be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED Annie Sillaway	During the subdivision process, the landscape plans within the Preliminary Site Plan (PSP) and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of the Preliminary Subdivision Plan.	Info Only
8.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
9.	Building Division Phil Kersey	- Standard building permitting will apply. - Each SFR, and each structure will require a separate permit. Example: each SFR, fence/ wall system, gate system, retaining walls, etc...	Info Only
10.	Comprehensive	Site has a Future Land Use of MDR (Medium Density)	Info Only

	Planning David German	Residential). The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre. Per Policy FLU 5.2.2 Medium Density Residential: Uses - Single family detached residences, patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; Based on this, the proposed use appears consistent with the MDR FLU and will also need to be consistent with the underlying zoning.	
11.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment or infill.	Info Only
12.	Environmental Services James Van Alstine	This development is within Seminole County's utility service area, but we do not have any potable water/sanitary sewer lines nearby. The City of Winter Springs may have potable water/sanitary sewer lines nearby capable of servicing this development. If they were to service utilities to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Winter Springs to determine how best to service this development.	Info Only
13.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
14.	Environmental Services James Van	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment	Info Only

	Alstine	and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
15.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural	Trees less than six (6) inches DBH and palm trees are	Info Only

	Resources Sarah Harttung	exempt from arbor regulations. SCLDC 60.4(h)	
20.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
21.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
22.	Natural Resources Sarah Harttung	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
23.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of preserved non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
26.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
27.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only

28.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
30.	Natural Resources Sarah Harttung	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
31.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
32.	Planning and Development Annie Sillaway	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
33.	Planning and Development Annie Sillaway	The subject property is adjacent to the City of Winter Springs. Seminole County will provide an intergovernmental notice to the City of Winter Springs.	Info Only
34.	Planning and Development Annie Sillaway	<b>Step 1 Rezoning:</b> Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.	Info Only

		<p><b>Step 2 Preliminary Subdivision Plan:</b> If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. If the subject site is not being proposed, this step may be skipped.</p> <p><b>Step 3 Site Plan/Final Engineering:</b> Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p><b>Step 4 Final Plat:</b> If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	
35.	Planning and Development Annie Sillaway	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
36.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
37.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has</li> </ul>	Info Only

		commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
38.	Planning and Development Annie Sillaway	The subject site has a Medium Density Residential Future Land Use designation which allows a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
39.	Planning and Development Annie Sillaway	The building setbacks in the R-1B (Single-Family Dwelling) zoning district are: Front: Twenty (20) feet, Side: Seven-and one-half (7.5) feet, Rear: Twenty-five (25) feet. The minimum lot size is 6,700 sq. ft. and the minimum lot width at building line is sixty (60) feet.	Info Only
40.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet.	Info Only
41.	Planning and Development Annie Sillaway	There are no open space requirements in the R-1B (Single Family) zoning district.	Info Only
42.	Planning and Development Annie Sillaway	Net Buildable Definitions: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
43.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
44.	Planning and Development Annie Sillaway	The subject property is contiguous to the City of Winter Springs; staff highly recommends that the Applicant reach out to the City of Winter Spring to discuss this project and to discuss pre-annexation of the property. This site is within the City of Witner Springs Town Center District.	Info Only
45.	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
46.	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
47.	Public Safety - Fire Marshal Brenda Paz	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
48.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus	Info Only

	Brenda Paz	shall be provided (18.2.3.5.4 of NFPA 1)	
49.	Public Safety - Fire Marshal Brenda Paz	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
50.	Public Safety - Fire Marshal Brenda Paz	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cram Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
51.	Public Works - Engineering Jim Potter	The proposed project is located within the Little Lake Howell drainage basin.	Info Only
52.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drainage and some poorly drained soils.	Info Only
53.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-	Info Only

		hour storm event volume onsite without discharge unless a viable outfall system is provided and appropriate downstream discharge capacity is demonstrated.	
54.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally west.	Info Only
55.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to across several private properties to a wetland system to the west.	Info Only
56.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The site does not seem to address stormwater. There is a third parcel included but not shown. This may be sufficient for drainage, but it is not clear of legal rights to that parcel.	Info Only
57.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District (SJRWMD) or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . Please note that there are new more stringent drainage requirements by the SJRWMD so please get with them on these changes.	Info Only
58.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
59.	Public Works - Engineering Jim Potter	The property is adjacent to Tuskawilla Road which is an Urban Minor Arterial and Milky Way which appears to be a private local roadway. Ideally the best connection would be to the Median opening at Milky Way / Michael Blake Boulevard, but additional ROW and permission rights would have to be determined.	Info Only
60.	Public Works - Engineering Jim Potter	The site is limited to a right in and right out only as shown. If Milky Way is used then either full access or possibly a right-in, right-out and left-in could be considered.	Info Only
61.	Public Works - Engineering Jim Potter	The roadway geometry for Tuskawilla Road meets County standards. The roadway structure for Tuskawilla Road meets County standards. Milky Way does not meet standards for either and would have to be brought to County Standards for use.	Info Only
62.	Public Works - Engineering Jim Potter	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. This would be a strong reason for the Milky Way connection. However, with traffic analysis it may be able to be determined that the midpoint connection is acceptable with County Engineer approval.	Info Only

63.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way would be required prior to plan approval to facilitate the required improvements if Milky Way was utilized. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
64.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
65.	Public Works - Engineering Jim Potter	A minimum three (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
66.	Public Works - Engineering Jim Potter	Note that a left turn / U-turn lane will be required on Tuskawilla Road at Milky Way to facilitate safe U-turns to get to the site. The existing gore striped left turn lane on Tuskawilla Road would have to be fixed and may have to be extended.	Info Only
67.	Public Works - Engineering Jim Potter	Please note that there are several aspects to the layout for the roadway design that does not meet County standards. These include but are not limited to: roadway lane width(s), turning Radius, sidewalks and separation from the gate to the public ROW. These would all have to be addressed at final engineering.	Info Only
68.	Public Works - Impact Analysis Arturo Perez	No Review Required. The trip generation for 11 Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061 <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1146**

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**Title:**

**CAMERON - PRE-APPLICATION**

**Project Number:** 25-80000134

**Project Description:** Proposed Future Land Use Amendment and Rezone for a mixed use development on 5 acres located on the northwest corner of Honey Bee Pl and Cameron Ave

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

**Parcel ID:** 04-20-31-300-050D-0000

**BCC District:** 5-Herr

**Applicant:** Shashi Malhotra (813) 351-0107

**Consultant:** N/A



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

PROJ. #: 25-80000134RECEIVED 12/02/2025  
PAID 12/4/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

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

## PROJECT

PROJECT NAME:	Cameron	
PARCEL ID #(S):	See attached Tax Id 6 Tax Id	
TOTAL ACREAGE:	5	BCC DISTRICT: 5: HERR HIPAP
ZONING:	A-1	FUTURE LAND USE: M1 Industrial

## APPLICANT

NAME:	Shashi Malhotra	COMPANY:
ADDRESS:	10503 Cory Lake Dr	
CITY:	Tampa	STATE: FL ZIP: 33647-2711
PHONE:	813-351-0107	EMAIL: nrreddy2011@gmail.com

## CONSULTANT

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

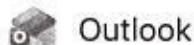
## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: See attached

## STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING: 1/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPAP	LOCATION: on the corner of Honey Bee Pl and Cameron Ave
W/S: CITY OF SANFORD	BCC: 5: HERR	



## Cameron

**From** Johnson, Jeanie <jeanie.johnson@floridamoves.com>

**Date** Sun 11/30/2025 11:45 AM

**To** Johnson, Jeanie <jeanie.johnson@floridamoves.com>

1. Truck stop for just parking, shower, and a snacks area
2. Area for small lots to park motorhomes in a 55 year old community which can be
3. Lots
4. Lots and the cover for the motorhome or
5. Small little houses for people to stay in while they visit Florida and park the motor home. I have an example for that type of place.
6. Church / Temple
7. Small cottage homes
8. Residential like quadplex / triplex rental
9. Light Industrial

### Tax Id Numbers

04-20-31-300-050D-0000 A-1 LAND 4026 Honey Bee Pl, Sanford, FL 32773 (empty back lot )

04-20-31-300-050B-0000 A-1 (4025 Honey Bee Pt, Sanford, FL 32773 ) Second house

04-20-31-300-050A-0000 a-1 (Front parcel between shed and empty place )

04-20-31-300-050E-0000 A-1 (4035 Honey Bee Pt, Sanford, FL 32773 First house

04-20-31-300-0510-0000 A-1 (2840 Cameron Ave, Sanford, FL 32773 ) Front empty Place

04-20-31-300-0500-0000 A-1 2860 Cameron Ave, Sanford, FL 32773 (Warehouse and Shed)

### JEANIE SUE JOHNSON REALTOR®

Coldwell Banker Realty

5965 Red Bug Lake Rd, Ste 101 Winter Springs, FL 32708

Cell: 407-259-8489: / Fax: 407-695-5043

Email: [jeanie.johnson@floridamoves.com](mailto:jeanie.johnson@floridamoves.com)

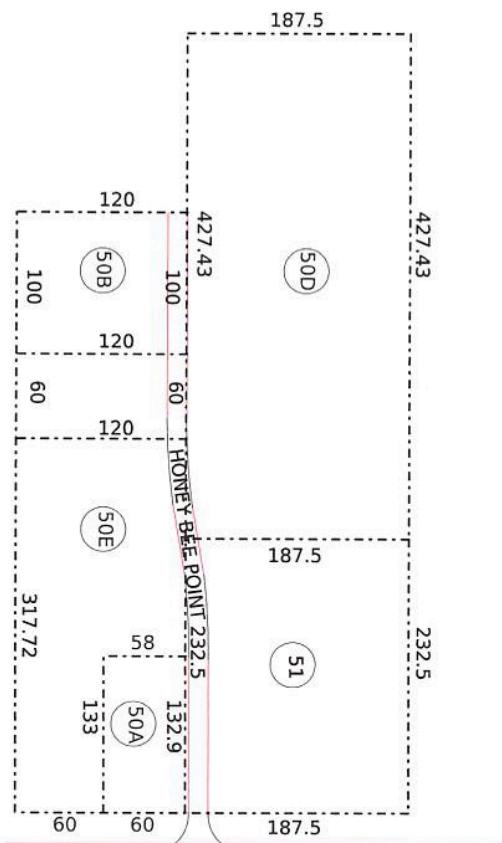
SR 46

SKETCH PLAN

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NOT TO SCALE

NOT TO SCALE



CAMERON AVE.

MOORES STATION RD

**EAST LAKE MARY BLVD.**

01	DRAWING
SHEET 1	SCALE: _____
_____	DATE: _____

CLIENT: OWNER

**SWJ DESIGN BUILD LLC**  
RONALD SMITH  
3624 DEER OAK CIR  
OVERLAND PARK, KS 66216  
407-222-4518  
swj.smith@gmail.com  
LLC # CBC1262991

STAMP

**ARCHITECT**  
**RONALD SMITH**  
**ARCHITECT**  
1625 SW 15th Street  
Oviedo, FL 32716  
swron@gmail.com  
407-687-4558  
LIC. # AR 99800

PROJECT NAME:  
**SKETCH PLAN**

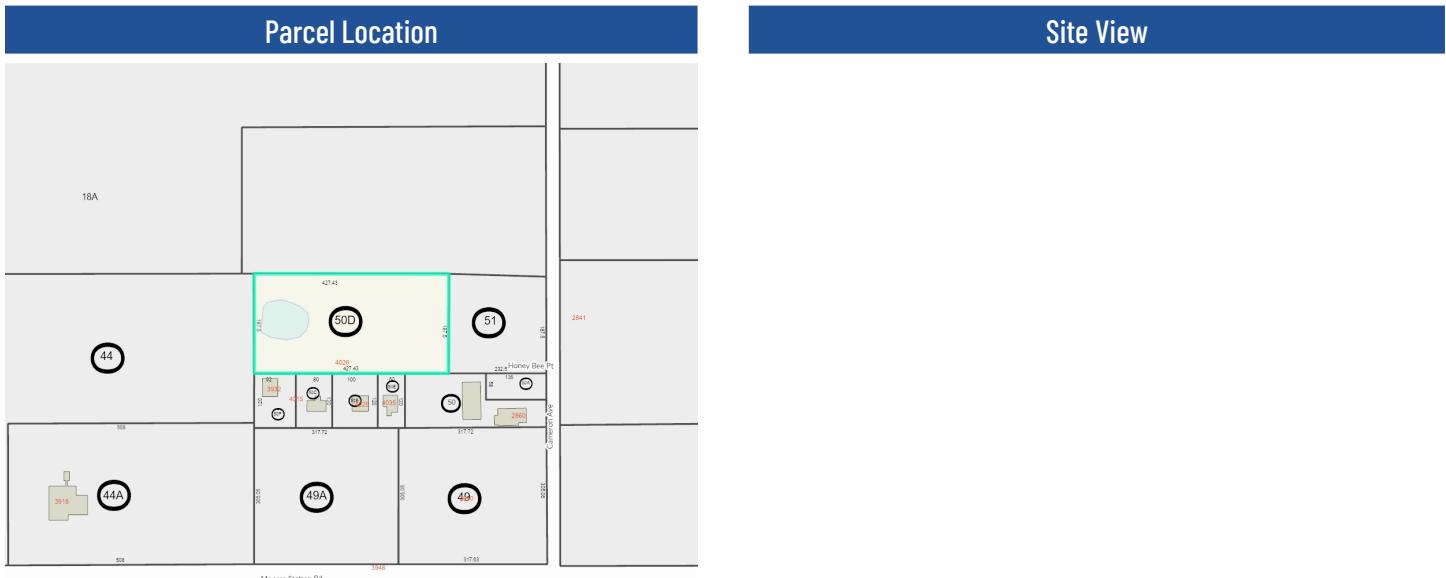
CAMERON AVE.  
SANFORD, FL. 32773

PID#  
04-20-31-300-0510-0000

# Property Record Card



Parcel: 04-20-31-300-050D-0000  
 Property Address: HONEY BEE PT SANFORD, FL 32773  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$131,760 Assessed Value \$131,760 Taxable Value \$131,760  
 2025 Tax Bill \$1,802.35  
 Vacant Residential property has a lot size of 2.15 Acres



Parcel Information	
Parcel	04-20-31-300-050D-0000
Property Address	HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	\$0	\$0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$131,760	\$131,760
Land Value Agriculture	\$0	\$0
Just/Market Value	\$131,760	\$131,760
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	\$131,760	\$131,760

2025 Certified Tax Summary	
Tax Amount w/o Exemptions	\$1,802.35
Tax Bill Amount	\$1,802.35
Tax Savings with Exemptions	\$0.00

Owner(s)
Name - Ownership Type

MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E  
 W 427.43 FT OF N 1/2 OF NE  
 1/4 OF SE 1/4 OF SE 1/4  
 (LESS S 120 FT)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$131,760	\$0	\$131,760
Schools	\$131,760	\$0	\$131,760
FIRE	\$131,760	\$0	\$131,760
ROAD DISTRICT	\$131,760	\$0	\$131,760
SJWM(Saint Johns Water Management)	\$131,760	\$0	\$131,760

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Vacant	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Vacant	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Vacant	Yes
WARRANTY DEED	6/1/1979	\$6,000	01234/0582	Vacant	Yes
WARRANTY DEED	1/1/1977	\$4,500	01116/0871	Vacant	Yes

## Land

Units	Rate	Assessed	Market
1.83 Acres	\$72,000/Acre	\$131,760	\$131,760

## Building Information

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

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

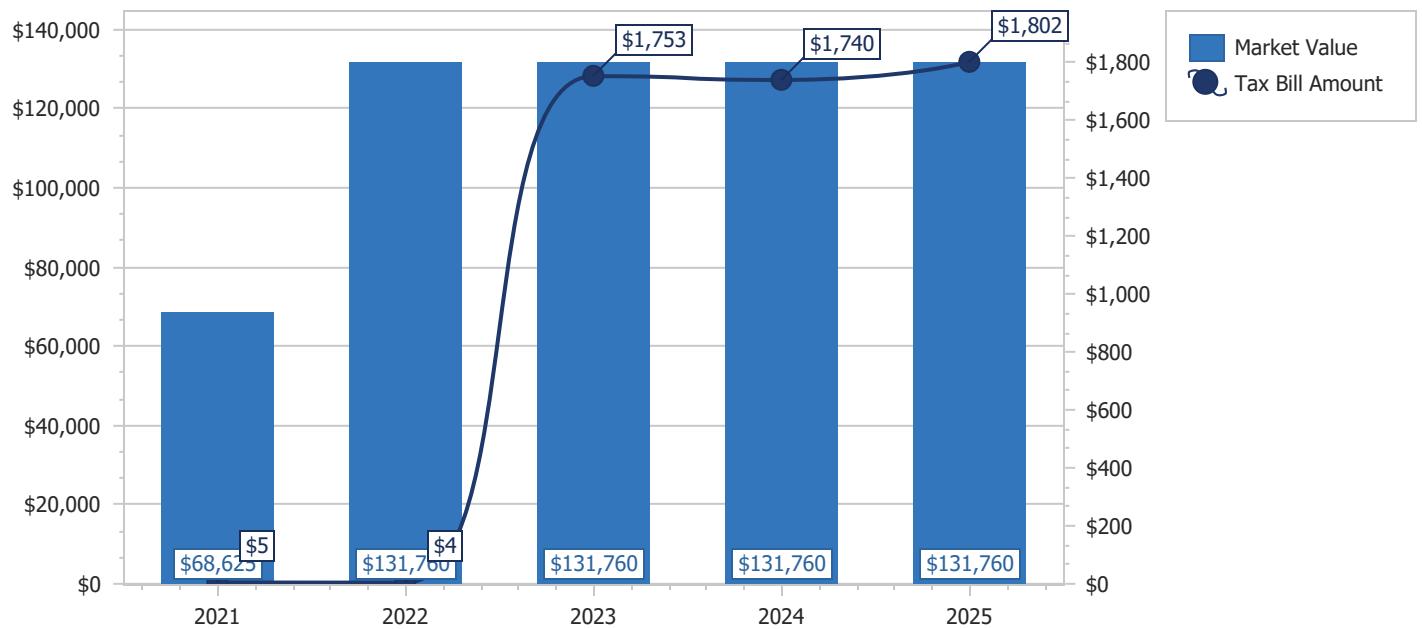
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

## Property Record Card



Parcel: 04-20-31-300-050B-0000  
Property Address: 4025 HONEY BEE PT SANFORD, FL 32773  
Owners: MALHOTRA, SHASHI  
2026 Market Value \$66,210 Assessed Value \$66,210 Taxable Value \$66,210  
2025 Tax Bill \$910.20  
The 2 Bed/1.5 Bath Single Family property is 1,128 SF and a lot size of 0.28 Acre

The 2 Bed/1.5 Bath Single Family property is 1,128 SF and a lot size of 0.28 Acres

## Parcel Location



## Site View



042031300050B0000 05/11/2023

## Parcel Information

Parcel	04-20-31-300-050B-0000
Property Address	4025 HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$34,310	\$35,190
Depreciated Other Features	\$1,650	\$1,100
Land Value (Market)	\$30,250	\$30,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$66,210	\$66,540
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	\$66,210	\$66,540

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$910.20
Tax Bill Amount	\$910.20
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

### Owner(s)

### Name - Ownership Type

MALHOTRA, SHASHI

## Legal Description

SEC 04 TWP 20S RGE 31E  
 W 100 FT OF E 488.3 FT OF  
 S 120 FT OF N 1/2 OF NE  
 1/4 OF SE 1/4 OF SE 1/4

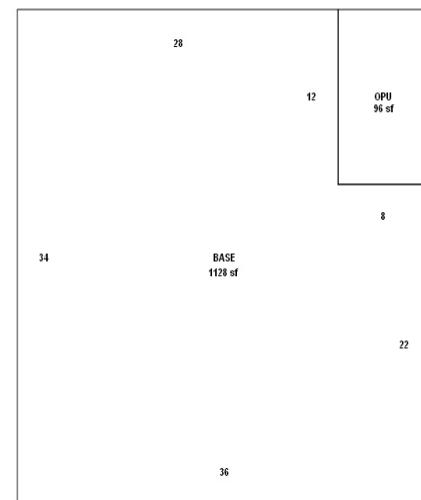
Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$66,210	\$0	\$66,210	
Schools	\$66,210	\$0	\$66,210	
FIRE	\$66,210	\$0	\$66,210	
ROAD DISTRICT	\$66,210	\$0	\$66,210	
SJWM(Saint Johns Water Management)	\$66,210	\$0	\$66,210	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
CORRECTIVE DEED	1/26/2022	\$100	10157/0026	Improved	No
QUIT CLAIM DEED	4/29/2019	\$100	09342/0709	Improved	No
WARRANTY DEED	5/1/2011	\$9,000	07582/0232	Improved	No
QUIT CLAIM DEED	4/1/2010	\$6,000	07407/1734	Improved	No
CERTIFICATE OF TITLE	3/1/2010	\$100	07344/0069	Improved	No
QUIT CLAIM DEED	7/1/2006	\$100	06338/0389	Improved	No
WARRANTY DEED	8/1/2005	\$22,500	05861/0195	Improved	Yes
WARRANTY DEED	9/1/1980	\$4,200	01296/0795	Improved	No
CERTIFICATE OF TITLE	7/1/1979	\$3,900	01235/1850	Improved	No

Land				
Units	Rate	Assessed	Market	
0.28 Acres	\$110,000/Acre	\$30,250	\$30,250	

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1958
Bed	2
Bath	1.5
Fixtures	3
Base Area (ft <sup>2</sup> )	1128
Total Area (ft <sup>2</sup> )	1224
Construction	SIDING GRADE 3
Replacement Cost	\$70,380
Assessed	\$34,310

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH UNFINISHED	96

## Permits

Permit #	Description	Value	CO Date	Permit Date
11415	REROOF	\$2,000		10/6/2006

## Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1989	1	\$2,750	\$1,650

## Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

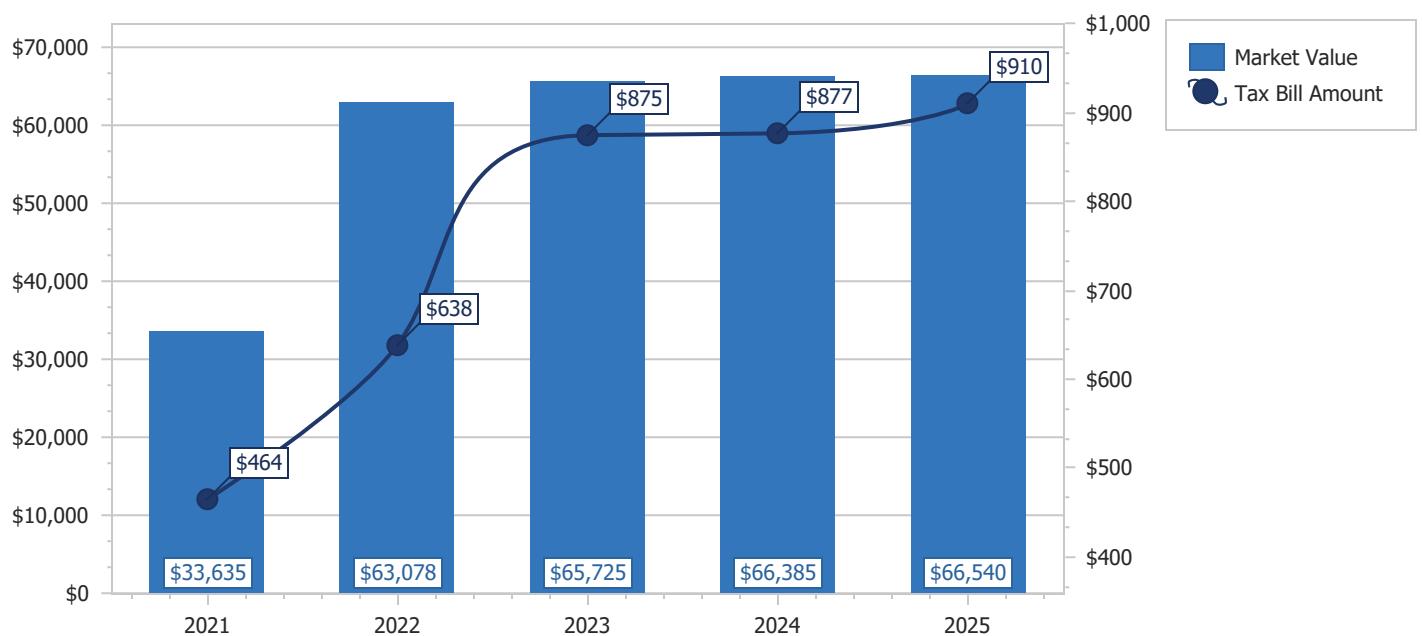
## School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

## Property Value History

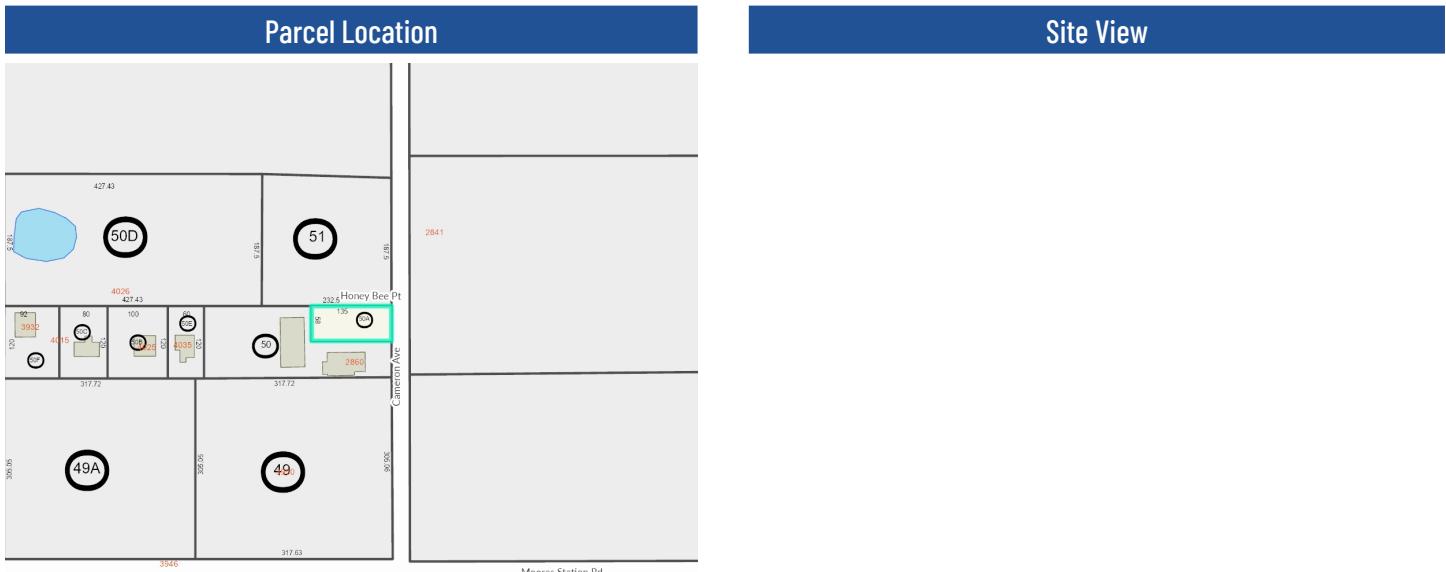


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# Property Record Card



Parcel: 04-20-31-300-050A-0000  
 Property Address: **MALHOTRA, SHASHI**  
 Owners: **MALHOTRA, SHASHI**  
 2026 Market Value \$48,900 Assessed Value \$43,120 Taxable Value \$43,120  
 2025 Tax Bill \$536.22  
 Miscellaneous Residential property has a lot size of 0.18 Acres



Parcel Information	
Parcel	04-20-31-300-050A-0000
Property Address	
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$29,100	\$19,400
Land Value (Market)	\$19,800	\$19,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$48,900	\$39,200
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$5,780	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$43,120	\$39,200

2025 Certified Tax Summary	
Tax Amount w/o Exemptions	\$536.22
Tax Bill Amount	\$536.22
Tax Savings with Exemptions	\$0.00

Owner(s)
Name - Ownership Type

MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E E 150 FT OF N 58 FT  
OF S 120 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF  
SE 1/4 (LESS E 15 FT)

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$43,120	\$0	\$43,120	
Schools	\$48,900	\$0	\$48,900	
FIRE	\$43,120	\$0	\$43,120	
ROAD DISTRICT	\$43,120	\$0	\$43,120	
SJWM(Saint Johns Water Management)	\$43,120	\$0	\$43,120	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
WARRANTY DEED	1/1/1975	\$4,100	01044/1053	Improved	Yes

Land				
Units	Rate	Assessed	Market	
0.18 Acres	\$110,000/Acre	\$19,800	\$19,800	

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

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 3	1979	1	\$40,000	\$24,000
CARPORT 3	1979	1	\$8,500	\$5,100

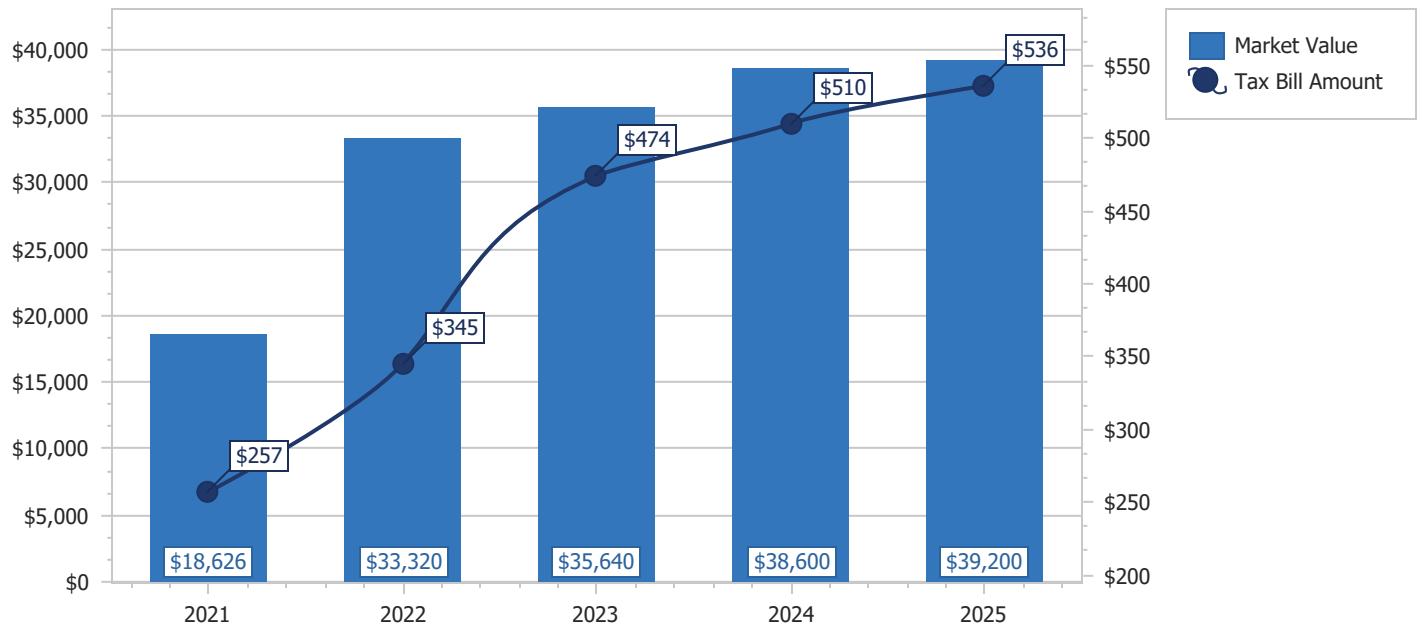
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

## Property Value History



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## Property Record Card



Parcel: 04-20-31-300-050E-0000  
Property Address: 4035 HONEY BEE PT SANFORD, FL 32773  
Owners: MALHOTRA, SHASHI  
2026 Market Value \$60,804 Assessed Value \$60,804 Taxable Value \$60,804  
2025 Tax Bill \$845.64  
The 2 Bed/1.5 Bath Single Family property is 1,168 SF and a lot size of 0.17 Acre

The 2 Bed/1.5 Bath Single Family property is 1,168 SF and a lot size of 0.17 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	04-20-31-300-050E-0000
Property Address	4035 HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$42,654	\$43,670
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$18,150	\$18,150
Land Value Agriculture	\$0	\$0
Just/Market Value	\$60,804	\$61,820
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	\$60,804	\$61,820

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$845.64
Tax Bill Amount	\$845.64
Tax Savings with Exemptions	\$0.00

### Owner(s)

### Name - Ownership Type

MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E  
 W 60 FT OF E 388.3 FT OF S  
 120 FT OF N 1/2 OF NE 1/4  
 OF SE 1/4 OF SE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$60,804	\$0	\$60,804
Schools	\$60,804	\$0	\$60,804
FIRE	\$60,804	\$0	\$60,804
ROAD DISTRICT	\$60,804	\$0	\$60,804
SJWM(Saint Johns Water Management)	\$60,804	\$0	\$60,804

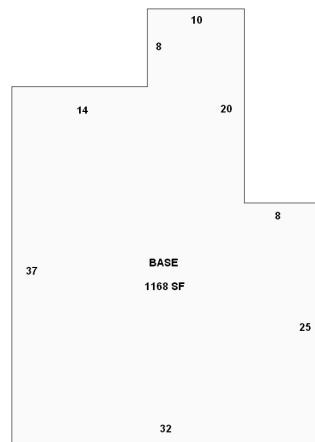
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
SPECIAL WARRANTY DEED	7/1/2011	\$7,500	07619/0054	Improved	No
CERTIFICATE OF TITLE	12/1/2010	\$100	07492/1110	Improved	No
QUIT CLAIM DEED	7/1/2006	\$100	06338/0390	Improved	No
WARRANTY DEED	8/1/2005	\$22,500	05861/0194	Improved	Yes
QUIT CLAIM DEED	1/1/1977	\$100	01123/0953	Improved	No
WARRANTY DEED	1/1/1973	\$6,700	00967/1691	Improved	Yes

## Land

Units	Rate	Assessed	Market
0.17 Acres	\$110,000/Acre	\$18,150	\$18,150

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1961
Bed	2
Bath	1.5
Fixtures	6
Base Area (ft <sup>2</sup> )	1168
Total Area (ft <sup>2</sup> )	1168
Construction	SIDING GRADE 3
Replacement Cost	\$81,246
Assessed	\$42,654



Building 1

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
03020	4035 HONEY BEE PT: ELECTRICAL - RESIDENTIAL-Single Family Home	\$450		2/28/2022
11414	REROOF	\$2,000		10/6/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed

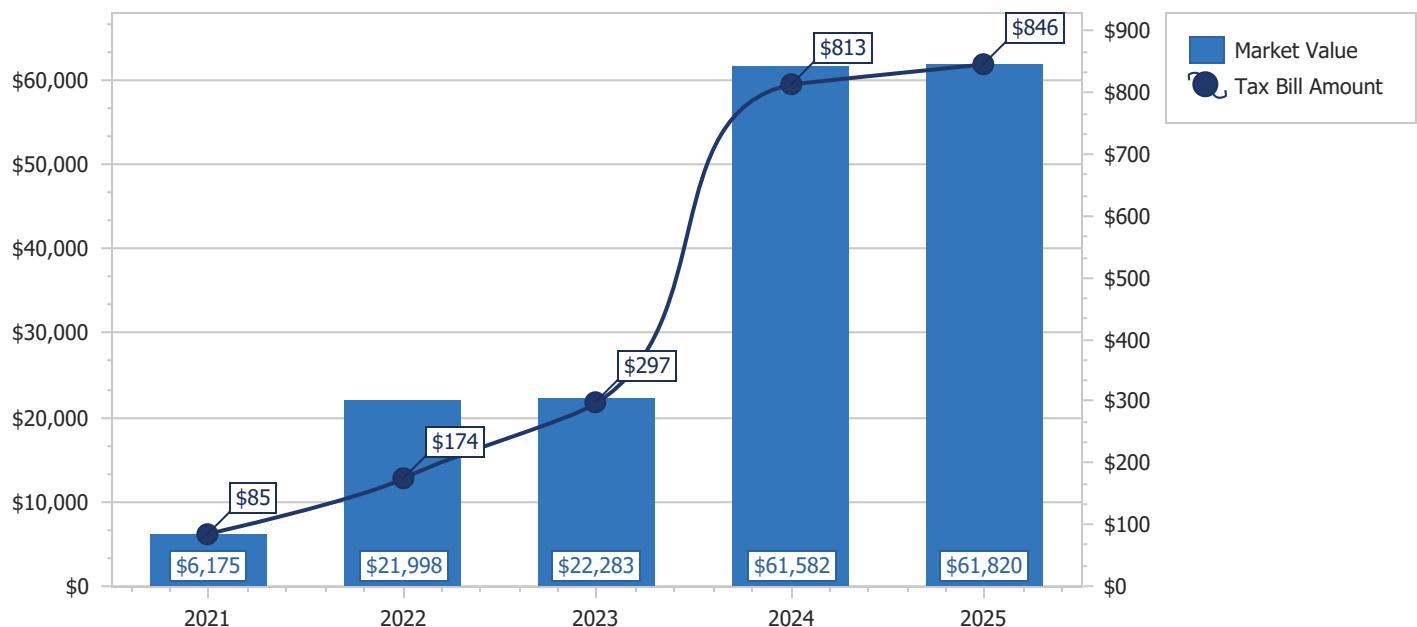
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

## Property Value History



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# Property Record Card



Parcel: 04-20-31-300-0510-0000  
 Property Address: **MALHOTRA, SHASHI**  
 Owners: **MALHOTRA, SHASHI**  
 2026 Market Value \$76,464 Assessed Value \$76,464 Taxable Value \$76,464  
 2025 Tax Bill \$1,045.95  
 Vacant Residential property has a lot size of 1.06 Acres

## Parcel Location



## Legal Description

SEC 04 TWP 20S RGE 31E  
N 187 1/2 FT OF E 232 1/2  
FT OF SE 1/4 OF SE 1/4

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$76,464	\$0	\$76,464	
Schools	\$76,464	\$0	\$76,464	
FIRE	\$76,464	\$0	\$76,464	
ROAD DISTRICT	\$76,464	\$0	\$76,464	
SJWM(Saint Johns Water Management)	\$76,464	\$0	\$76,464	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Vacant	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Vacant	Yes
WARRANTY DEED	1/28/2021	\$71,000	09830/0595	Vacant	Yes
WARRANTY DEED	10/13/2020	\$70,000	09739/1237	Vacant	Yes
WARRANTY DEED	8/30/2019	\$100	09428/0948	Improved	No
SPECIAL WARRANTY DEED	8/5/2009	\$24,000	07239/0298	Improved	No
CERTIFICATE OF TITLE	6/26/2009	\$100	07204/1282	Improved	No
SPECIAL WARRANTY DEED	5/8/2009	\$100	07239/0297	Improved	No
WARRANTY DEED	8/1/1999	\$56,000	03719/1061	Improved	Yes
WARRANTY DEED	4/1/1979	\$27,500	01217/0728	Improved	Yes
WARRANTY DEED	10/1/1978	\$9,600	01193/1215	Improved	Yes

Land				
Units	Rate	Assessed	Market	
1.06 Acres	\$72,000/Acre	\$76,464	\$76,464	

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12190	DEMO SFR	\$2,000		10/20/2016
00501	REROOF W/SHINGLES DUE TO STORM DAMAGE	\$6,100		1/10/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed

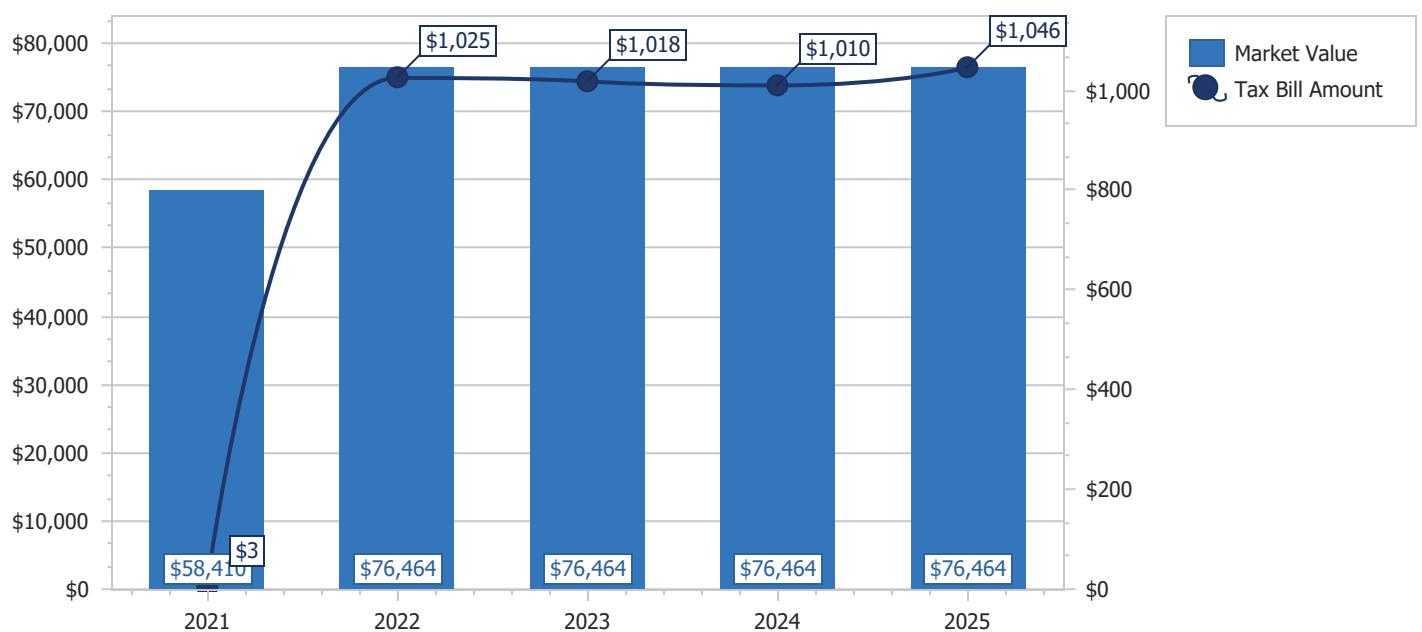
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History

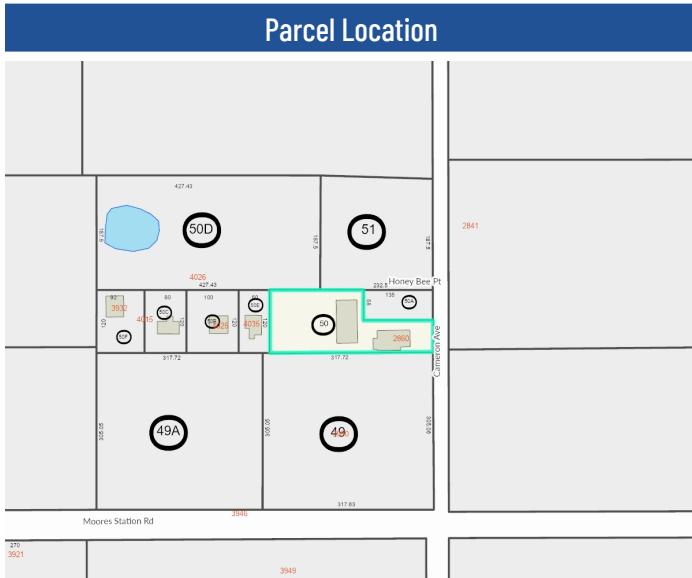


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# Property Record Card



Parcel: 04-20-31-300-0500-0000  
 Property Address: 2860 CAMERON AVE SANFORD, FL 32773  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$172,862 Assessed Value \$172,862 Taxable Value \$172,862  
 2025 Tax Bill \$2,350.65  
 The 4 Bed/1 Bath Single Family property is 2,286 SF and a lot size of 0.67 Acres



## Legal Description

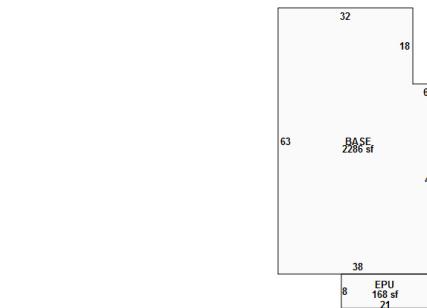
SEC 04 TWP 20S RGE 31E E 328.3 FT OF S 120  
 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4  
 (LESS N 58 FT OF E 150 FT + RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$172,862	\$0	\$172,862
Schools	\$172,862	\$0	\$172,862
FIRE	\$172,862	\$0	\$172,862
ROAD DISTRICT	\$172,862	\$0	\$172,862
SJWM(Saint Johns Water Management)	\$172,862	\$0	\$172,862

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
WARRANTY DEED	2/5/1971	\$5,000	00844/0438	Vacant	Yes

Land			
Units	Rate	Assessed	Market
0.68 Acres	\$90,000/Acre	\$61,200	\$61,200

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	4
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	2286
Total Area (ft <sup>2</sup> )	2454
Construction	SIDING GRADE 3
Replacement Cost	\$162,053
Assessed	\$64,821



Sketch by Apex Sketch

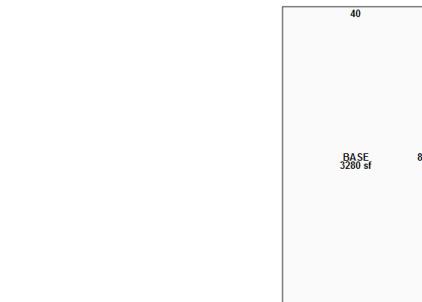
Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH UNFINISHED	168

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	1972
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	3280
Total Area (ft <sup>2</sup> )	3280
Construction	CORRUGATED METAL
Replacement Cost	\$96,104
Assessed	\$42,286



\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
05401	BURN PERMIT 06/28/99-12/28/99	\$0		6/1/1999
07976	BURN PERMIT	\$0		10/1/1998
00451	BURN PERMIT (BEE HIVES)	\$0		1/1/1998

## Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARN/BELOW AVG	1974	3240	\$7,591	\$4,555

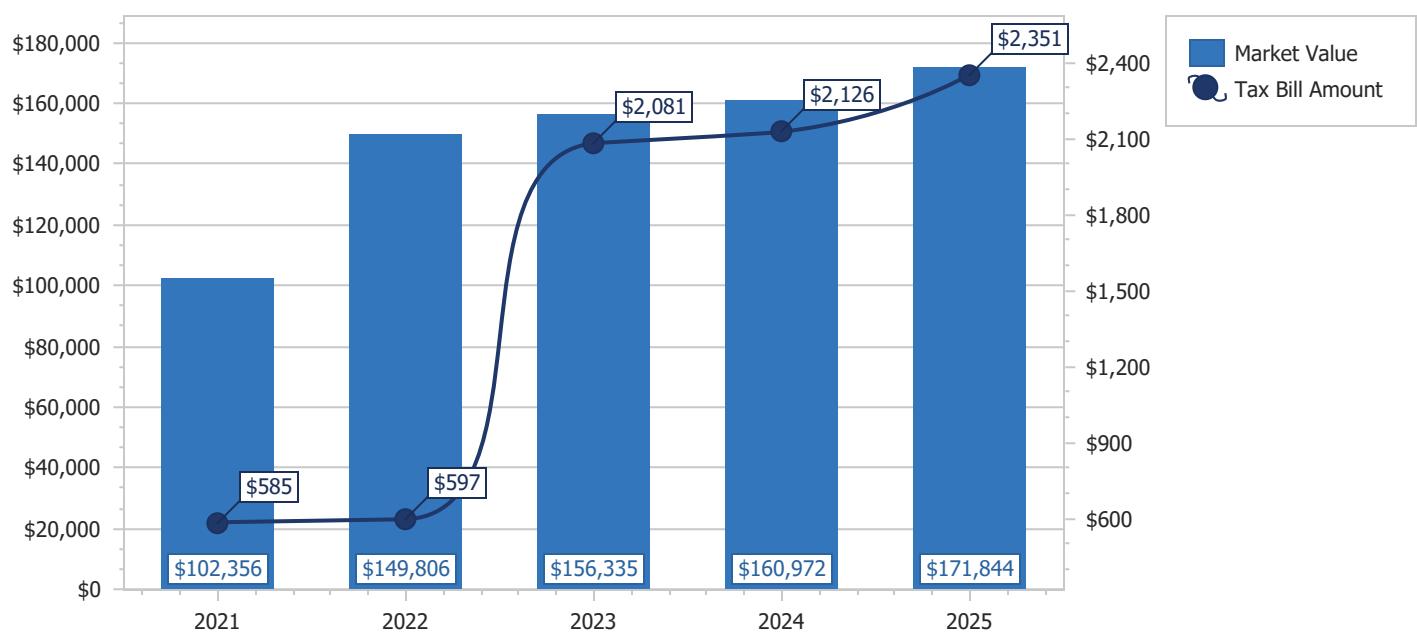
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

## Property Value History



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

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

**Receipt Details**

**Date:** 12/3/2025 6:50:47 PM  
**Project:** 25-80000134  
**Credit Card Number:** 54\*\*\*\*\*8715  
**Authorization Number:** 09751E  
**Transaction Number:** 031225O2C-E34F3BEA-4336-41BB-A30B-C288512FCF4B  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

<b>PROJECT NAME:</b>	<b>CAMERON - PRE-APPLICATION</b>	<b>PROJ #:</b> <b>25-80000134</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/05/25	
RELATED NAMES:	EP SHASHI MALHOTRA	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-050D-0000	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT AND REZONE FOR A MIXED USE DEVELOPMENT ON 5 ACRES LOCATED ON THE CORNER OF HONEY BEE PL AND CAMERON AVE	
NO OF ACRES	5	
BCC DISTRICT	5: Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE CORNER OF HONEY BEE PL AND CAMERON AVE	
FUTURE LAND USE-	HIPAP	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SHASHI MALHOTRA 10503 CORY LAKE DR TAMPA FL 33647 (813) 351-0107 NREDDY2011@GMAIL.COM	N/A	

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

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

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Higher Intensity Planned Development – Airport with A-1 (Agriculture) zoning.
- The Future Land Use of Higher Intensity Planned Development – Airport, would require the Applicant to Rezone to PD (Planned Development).
- There are some properties that are contiguous to the City of Sanford. Staff strongly recommends contacting the City of Sanford to discuss potential pre-annexation into the City limits.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented 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." Please indicate at the time of a formal rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
6.	Buffers and CPTED Annie Sillaway	Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
7.	Building Division Phil Kersey	- Standard building permitting will apply. - Scope of project covers a broad range of ideas, and concepts. It is impossible to provide any specific requirements at this time. Once final concept is proposed, more specific comments can be provided.	Info Only
8.	Comprehensive Planning David German	Future Land Use of HIPAP (Airport), Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: The HIP-Airport area is designed to provide for higher intensity airport-supportive employment uses and mixed-use development that	Info Only

		is compatible with the operation and expansion of the Orlando Sanford International Airport. HIPAP FLU requires rezone to PD. - Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses. - Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations.	
9.	Comprehensive Planning David German	Site is located within the 60 DNL Airport Noise contour. Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: - No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater. - The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13 Purchase of Noise Impacted Land. Please note development phasing and environmentally sensitive lands requirements in this FLU policy section as needed.	Info Only
10.	Comprehensive Planning David German	Site is located in the East Lake Mary Blvd Small Study Area. Per the Action Plan, areas have been divided for planned growth initiatives. Proposed site is located in the "East Airport Commerce Park" section of the study area whereas, "This district is located between the two Orlando Sanford International Airport east/west runways and E. Lake Mary Boulevard and is the primary location for Airport expansion." The study recommends "Higher Intensity Planned Development Airport (HIPAP); Industrial (IND)" Future Land Use. The section recommends the following Preferred Land Uses: - Airport operations - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Specialty commercial (airport supportive) - Mixed-use (office over commercial) - Open space/park This district supports large-scale employment centers where business development and associated high quality jobs will occur. It is shown on the Airport Master Plan as the largest and most intense development area. Based on this, the parcels on the site must be one single use in the list above and HIPAP or IND Future Land Use. The proposed use must also be consistent with the underlying zoning.	Info Only
11.	Environmental Services James Van	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

	Alstine		
12.	Planning and Development Annie Sillaway	<p>County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use.</p> <p>Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt 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:</p> <p><a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a></p> <p>Seminole County Planning &amp; Development:</p> <p><a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
13.	Planning and Development Annie Sillaway	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard - Fifty (50) feet, Rear yard - Ten (10), Side Yard - Ten (10) feet.	Info Only
14.	Planning and Development Annie Sillaway	The subject property has a Future Land Use of Higher Intensity Planned Development Airport (HIP-AP), if the Applicant decides to proceed, they would be required to Rezone to PD (Planned Development).	Info Only
15.	Planning and Development Annie Sillaway	<p><b>1st step- Approval of the PD (Planned Development) Rezone</b>, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p><b>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment</b> Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p><b>Step 3 – Approval of Site Plan/Final Engineering Plans:</b> If the development is to remain under single</p>	Info Only

		ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.	
16.	Planning and Development Annie Sillaway	<p>The proposed use of a truck stop for parking, motorhome campground, RV storage, tri-plex, quad-plex, and small cottage storage are not permitted in current A-1 (Agriculture) Zoning District designation. Based on the East Lake Mary Study, the property is within the East Airport Commerce Park, which supports large-scale employment centers where business development and associated high quality jobs will occur such as Industrial Park (light industrial), Warehousing, Office, Specialty commercial (airport supportive), Mixed-use (office over commercial), and open space/park.</p> <p>Staff would support more light industrial uses such as warehouse, office, or airport supportive uses such as but not limited to: Cargo and Freight Warehousing, Aircraft rental/hanger space, Industrial/Business Parks maintenance, Logistics Centers, Aerospace Industries.</p>	Info Only
17.	Planning and Development Annie Sillaway	The subject property is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1). Any development within a ten (10) mile radius of the airport will need to require the Applicant to fill out the FAA Form 74601 Proposed Construction. Any questions related to the Airport you can contact George Speake at 407-585-4006 or <a href="mailto:gspeake@sfb.osaa.net">gspeake@sfb.osaa.net</a> .	Info Only
18.	Planning and Development Annie Sillaway	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30.	Info Only
19.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 15 Chapter 30).	Info Only
20.	Planning and Development Annie Sillaway	Per Policy FLU 5.6.2 Travel Trailer Parks and Campsites- The County shall continue to allow existing sites identified as of September 11, 1991, to continue to be "grandfathered" uses under the provisions of the RM-3 zoning classification within the Suburban Estates land use designation. The RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior	Info Only

		County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created. However, if such sites are undeveloped or the uses are abandoned (including as a result of natural disasters or similar occurrences or events) for a period of 180 days then such sites shall be assigned a new land use designation and rezoned to be consistent with that land use designation.	
21.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3 required for any Future Land Use Amendment, Rezone, Variance or Special Exception:</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</li> </ul>	Info Only
22.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only

23.	Planning and Development Annie Sillaway	The subject site has a HIP-AP (Higher Intensity Planned Development - Airport) Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 1.0.	Info Only
24.	Planning and Development Annie Sillaway	F.A.R. Definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
25.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
26.	Planning and Development Annie Sillaway	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in	Info Only

		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"	
31.	Public Safety - Fire Marshal Matthew Maywald	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
32.	Public Works - Engineering Jim Potter	The proposed project is located within the Lake Jesup drainage basin.	Info Only
33.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
34.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless capacity is determined. A small amount of discharge can be allowed with	Info Only
35.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
36.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the Richmond ditch to the north.	Info Only
37.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
38.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
39.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
40.	Public Works - Engineering Jim Potter	The roadway geometry appears to meet County standards. The roadway structure appears to meet County standards.	Info Only
41.	Public Works - Engineering Jim Potter	The current ROW on Cameron Avenue is only 30'. It is required to be 50' minimum. Dedication of additional right-of-way shall be required from the	Info Only

		north side of the property to Moores Station Road prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	
42.	Public Works - Engineering Jim Potter	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
43.	Public Works – Engineering Jim Potter	Legal access must be provided to all lots that are not part of the project.	Info Only
44.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

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

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

#### **Cities:**

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

#### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0024**

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**Title:**

**OVIEDO RV PARK - PRE-APPLICATION**

**Project Number:** 25-80000137

**Project Description:** Proposed Site Plan for RV storage on 40.3 acres in the A-1 Zoning District located on the south side of Dr Edward Stoner Way, west of Alafaya Trl

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

**Parcel ID:** 21-21-31-300-0130-0000

**BCC District:** 1-Dallari

**Applicant:** William Merckel

**Consultant:** Bryan Potts (407) 982-9878



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

PROJ. #: 25-80000137  
PM: Kaitlyn  
REC'D: 12/10/25

## 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:

PARCEL ID #(S):

TOTAL ACREAGE: BCC DISTRICT:

ZONING: FUTURE LAND USE:

### APPLICANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

### CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

### PROPOSED DEVELOPMENT

Brief description of proposed development: \_\_\_\_\_

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

### STAFF USE ONLY

COMMENTS DUE:	<b>12/19</b>	COM DOC DUE:	<b>12/23</b>	DRC MEETING:
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PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING:	<b>A-1</b>	FLU:	<b>LDR</b>	LOCATION: <b>on the south side of Dr Edward Stone Way, west of Alafaya Trl</b>
W/S:	<b>Seminole County</b>	BCC:	<b>1: Dallari</b>	



## *Tannath Design, Inc.*

2494 Rose Spring Dr.  
Orlando, FL 32825  
(407) 982-9878  
[www.tannathdesign.com](http://www.tannathdesign.com)

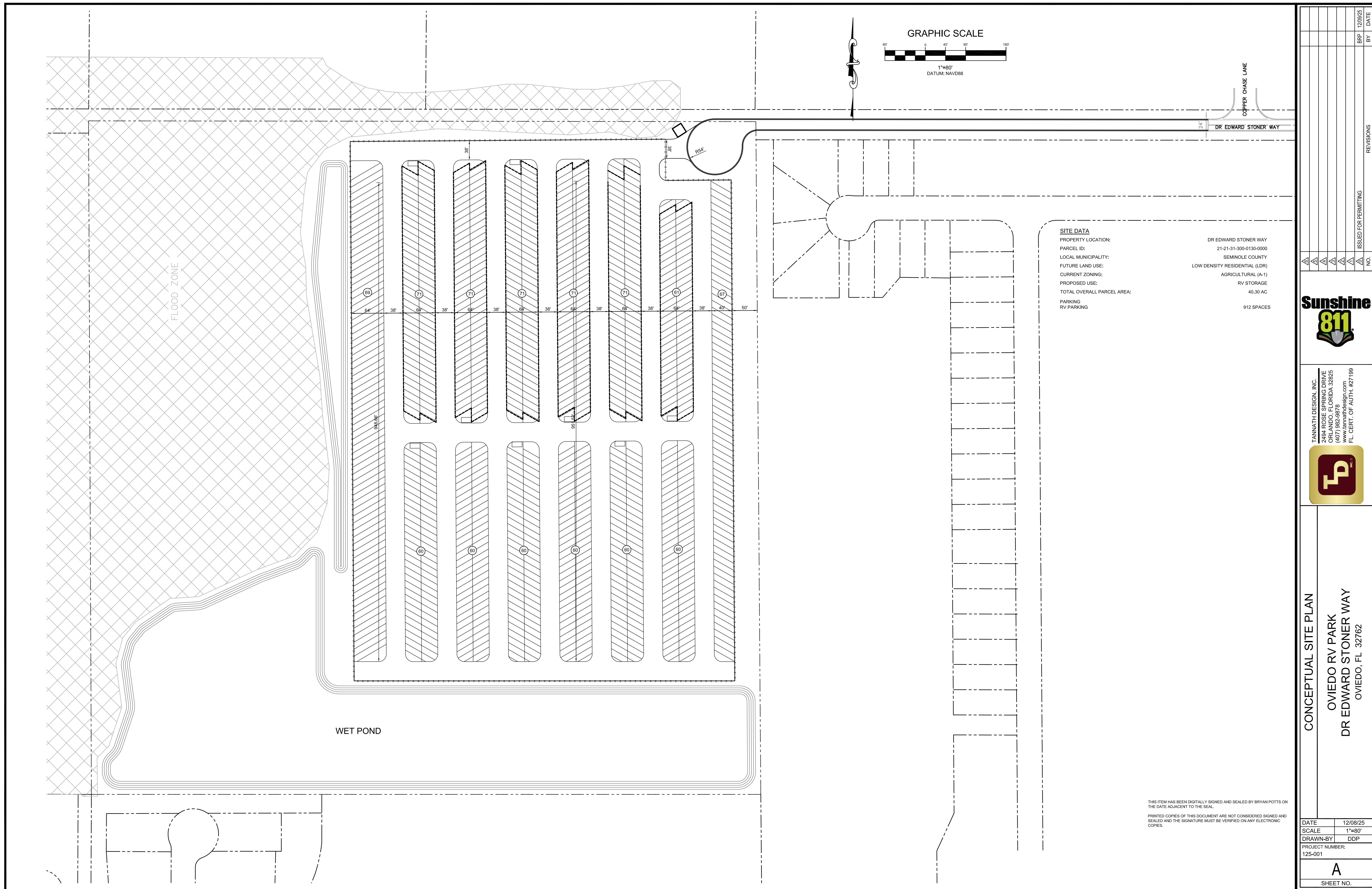
December 9, 2025

**Re: Project Narrative  
Project: Oviedo RV Park  
Pre-Application Request**

To Whom It May Concern:

The project will involve a 912 space RV Parke Garage. This site includes a wet pond and swale. The site is located at the west end of Dr Edward Stoner Way in Oviedo, Florida 32762.

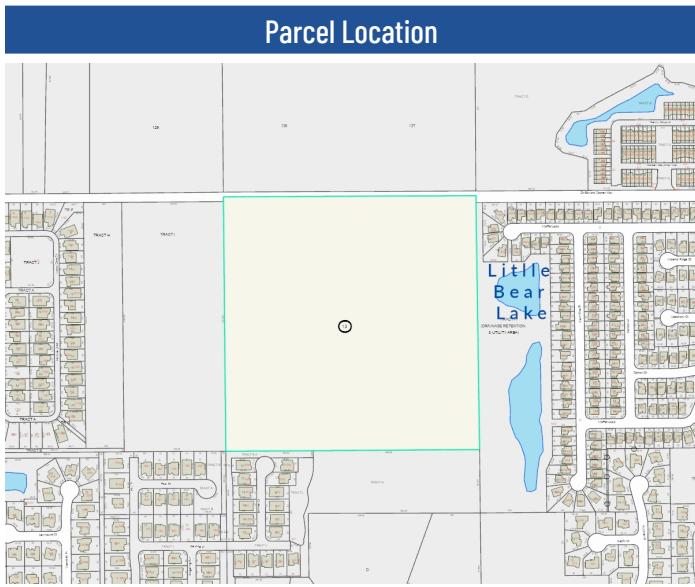
Bryan Potts, P.E.  
Tannath Design Inc.  
2494 Rose Spring Drive  
Orlando, FL 32825  
(407) 982-9878  
[bpotts@tannathdesign.com](mailto:bpotts@tannathdesign.com)



# Property Record Card



Parcel: 21-21-31-300-0130-0000  
 Property Address:  
 Owners: CLONT'S RANCH INC  
 2026 Market Value \$3,400,000 Assessed Value \$26,200 Taxable Value \$26,200  
 2025 Tax Bill \$283.05 Tax Savings with Exemptions \$36,448.51  
 Cropland property has a lot size of 40.30 Acres



### Site View

### Parcel Information

Parcel	21-21-31-300-0130-0000
Property Address	
Mailing Address	C/O LEE CLONT'S PO BOX 622916 OVIEDO, FL 32762-2916
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

### Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$3,400,000	\$3,400,000
Land Value Agriculture	\$26,200	\$26,200
Just/Market Value	\$3,400,000	\$3,400,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$26,200	\$26,200

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$36,731.56
Tax Bill Amount	\$283.05
Tax Savings with Exemptions	\$36,448.51

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 21 TWP 21S RGE 31E  
NW 1/4 OF SE 1/4 (LESS RD)

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$26,200	\$0	\$26,200	
Schools	\$26,200	\$0	\$26,200	
SJWM(Saint Johns Water Management)	\$26,200	\$0	\$26,200	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1997	\$88,000	03313/0566	Vacant	No
ADMINISTRATIVE DEED	7/1/1990	\$100	02217/1628	Vacant	No

Land				
Units	Rate	Assessed	Market	
40 Acres	\$85,000/Acre Market, \$655/Acre AG	\$26,200	\$3,400,000	

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

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

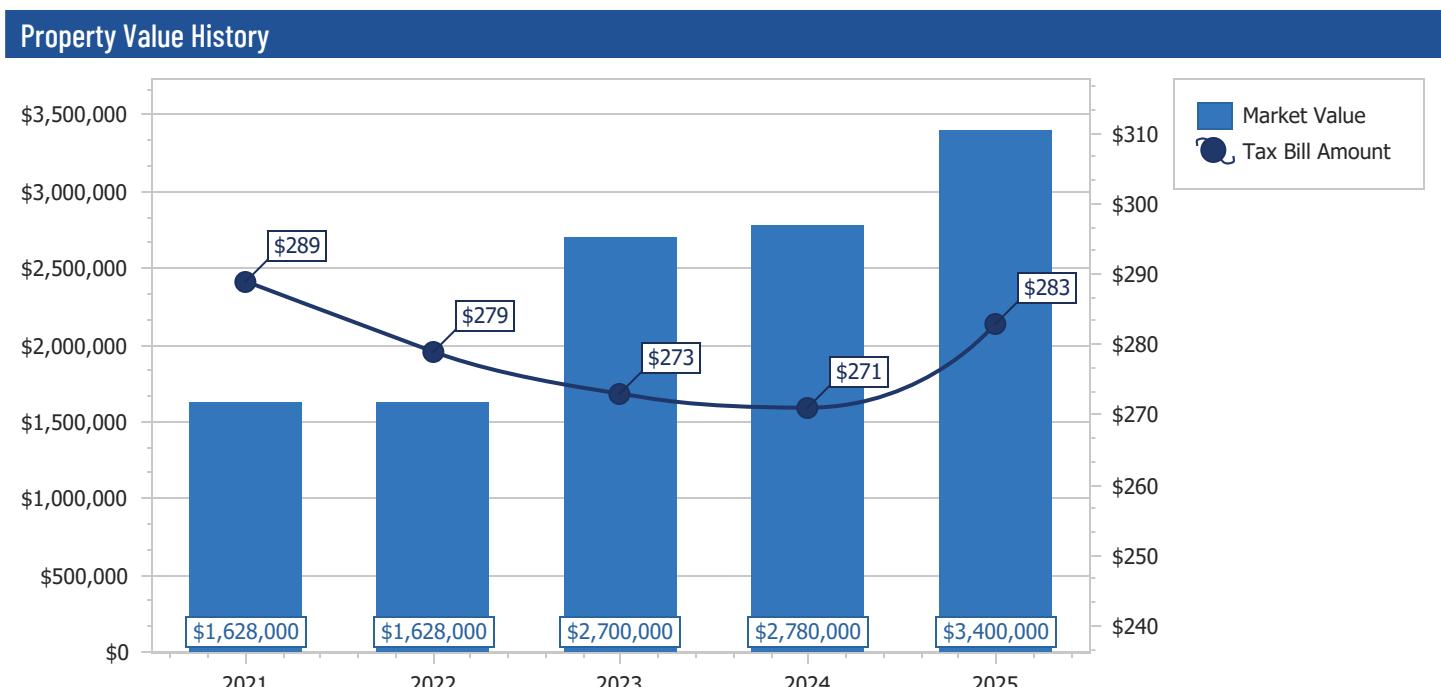
Extra Features					
Description	Year Built	Units	Cost	Assessed	

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Utilities	
Fire Station #	Station: 46 Zone: 461
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





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

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

**Receipt Details**

**Date:** 12/10/2025 11:36:12 AM  
**Project:** 25-80000137  
**Credit Card Number:** 37\*\*\*\*\*1003  
**Authorization Number:** 286205  
**Transaction Number:** 101225O3A-B652ED02-4CE6-4BA2-BE44-317517CBCCBA  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

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

<b>PROJECT NAME:</b>	<b>OVIEDO RV PARK - PRE-APPLICATION</b>	<b>PROJ #:</b> <b>25-80000137</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/10/25	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	21-21-31-300-0130-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RV STORAGE ON 40.30 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF DR EDWARD STONER WAY, WEST OF ALAFAYA TRL	
NO OF ACRES	40.30	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF DR EDWARD STONE WAY, WEST OF ALAFAYA TRL	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
WILLIAM MERCKEL MERCKEL REAL ESTATE 790 MILLSHORE DR CHULUOTA FL 32766	BRYAN POTTS TANNATH DESIGN, INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

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

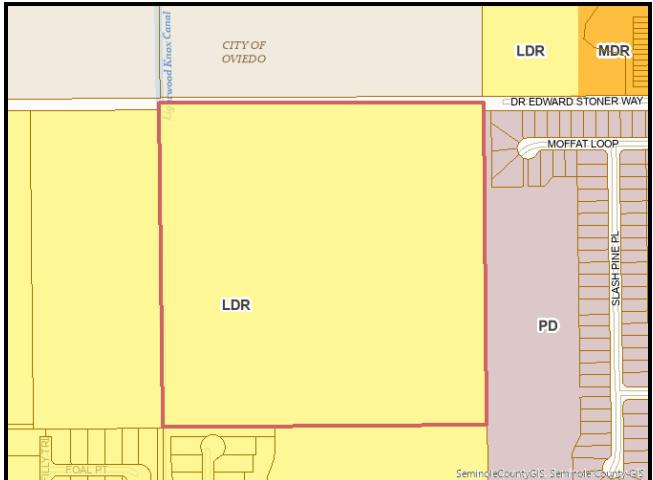
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

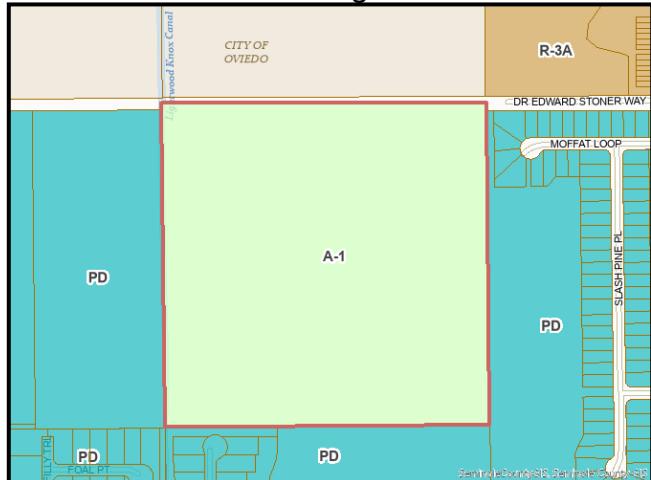
- The subject property has a Future Land Use (FLU) of Low Density Residential and a zoning designation of A-1 (Agriculture).
- RV sales/storage/parks are not permitted uses in the A-1 zoning district. These uses would require a rezone to a compatible zoning district. RV parking/storage would require a Future Land Use Amendment to Industrial.
- Industrial Future Land Use is not compatible with the trend of development or adjacent future land use designations.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18APLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18APLIRPLSURE</a>	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a> The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
5.	Building Division	- Standard building permitting will apply. - Each building, and/ or structure requires a separate permit. Example: building, structure, fence/ gate system, retaining walls, signage, etc...	Info Only
6.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential). Allowable zoning districts in the LDR Future Land Use may be R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI or PD. Per Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element	Info Only

		(except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, an RV Site would not be an allowable use in the LDR future Land Use. A FLU amendment would not be supported for the use of RV storage.	
7.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect if any buildings are proposed for this project. The nearest connection point is a 10" ductile iron potable water main running along the north side of Dr Edward Stoner Way.	Info Only
8.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect if any buildings are proposed for this project. The nearest connection point is a 4" PVC force main running along the south side of Dr Edward Stoner Way. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
9.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
10.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
11.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
12.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only

13.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
14.	Planning and Development	This property is zoned A-1 (Agriculture), with a Future Land Use of Low Density Residential.	Info Only
15.	Planning and Development	The building setbacks for a primary structure the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street. The maximum building height is thirty-five (35) feet.	Info Only
16.	Planning and Development	RV sales/storage/parks are not permitted uses in the A-1 zoning district.	Info Only
17.	Planning and Development	The only district where Campground / RV Park is a permitted use is RM-3. Per Comprehensive Plan FLU policy 5.6.2, the RM-3 Travel Trailer Parks and Campsites zoning district shall continue to exist as a grandfathered zoning district, in view of property rights accorded to such sites that were legally approved under prior County land development regulations. However, existing sites cannot expand or increase their legal nonconformity in any way, and new RM-3 sites cannot be created.	Info Only
18.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) is a permitted use in C-2, C-3, M-1, and M-2. These districts require a Commercial or an Industrial Future Land Use. RV storage is permitted in the C-3, M-1, and M-2 zoning districts, which requires an Industrial Future Land Use.	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
20.	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
21.	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
22.	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	Info Only

		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"	
<b>23.</b>	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. Please note that the current basin study shows the flood elevation as 28.2'. The LIDAR of the property shows most of the property at elevation 24'-25'.	Info Only
<b>24.</b>	Public Works - Engineering	The proposed project is located within the Lake Howell drainage basin.	Info Only
<b>25.</b>	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "D" class soils. This area also has extensive layers of muck in different locations.	Info Only
<b>26.</b>	Public Works - Engineering	Based on a preliminary review, the site known drainage issues exists, therefore the site will be required to retain the pre-vs post volumetric difference for the 25-year, 24-hour storm event onsite.	Info Only
<b>27.</b>	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
<b>28.</b>	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally to the northwest.	Info Only
<b>29.</b>	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to lightwood knox canal.	Info Only
<b>30.</b>	Public Works - Engineering	Library Comment A detailed drainage analysis will be required at final engineering.	Info Only

<b>31.</b>	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
<b>32.</b>	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
<b>33.</b>	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
<b>34.</b>	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards for a portion of the way to the site. This section of roadway will have to be paved to County Standard.	Info Only
<b>35.</b>	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
<b>36.</b>	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
<b>37.</b>	Public Works - Impact Analysis	No Review Required. Not a high traffic generating development.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0026**

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**Title:**

**HUNT CLUB RETAIL PLAZA - PRE-APPLICATION**

**Project Number:** 25-80000138

**Project Description:** Proposed Rezone for a mixed-use development on 1.45 acres in the PD Zoning District located on the east side of S Hunt Club Blvd, north of E SR 436

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

**Parcel ID:** 07-21-29-300-016F-0000

**BCC District:** 3-Constantine

**Applicant:** Bakhodur Nasridinov (224) 706-8188

**Consultant:** Abe Mroue (407) 408-2999



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

PROJ. #: 25-80000138

Received: 12/10/25

Paid: 12/11/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

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

PROJECT NAME:	Hunt Club Retail Plaza	
PARCEL ID #(S):	X 07-21-29-300-016F-0000	
TOTAL ACREAGE:	1.45	BCC DISTRICT: X 3 (three)
ZONING:	PD-Planned development	FUTURE LAND USE: <input checked="" type="checkbox"/> Commercial mixed use

## APPLICANT

NAME: Bakhodur Nasridinov	COMPANY: Baja Real Estate LLC
ADDRESS: 555 S Hunt Club Blvd	
CITY: Apopka	STATE: FL ZIP: 32803
PHONE: 244 706 8188	EMAIL: <a href="mailto:bajaautofinance@outlook.com">bajaautofinance@outlook.com</a> <a href="mailto:BAJAAUTOFINANCE@OUTLOOK.COM">BAJAAUTOFINANCE@OUTLOOK.COM</a>

## CONSULTANT

NAME: Abe Mroue	COMPANY: TMG Terra Mira Global
ADDRESS: 1974 S Goldenrod Rd	
CITY: Orlando	STATE: FL ZIP: 32822
PHONE: 407-408-2999	EMAIL: <a href="mailto:abe@terramiraglobal.com">abe@terramiraglobal.com</a>

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Retail Stores

## STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/30	DRC MEETING: 1/7
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PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: PD	FLU: PD	LOCATION: On the east side of Hunt Club Blvd, north of E SR 436
W/S: Seminole Candy	BCC: 3 Constantine	

Agenda: 12/31

## Narrative for Rezoning: 555 South Hunt Club

We, Baja Real Estate LLC, are submitting this narrative in support of our application to rezone the parcel at 555 South Hunt Club. The property is currently zoned [PD], and we are requesting a rezoning to [Retail, commercial mixed used] to accommodate a mixed-use development combining retail and office space.

### Proposed Use and Community Fit:

The vision for 555 South Hunt Club is to develop a dynamic mixed-use environment with retail establishments on the ground floor and professional office spaces on the upper levels. This zoning change will allow us to create a hub that caters to local businesses, providing convenient services and office space for professionals in the community.

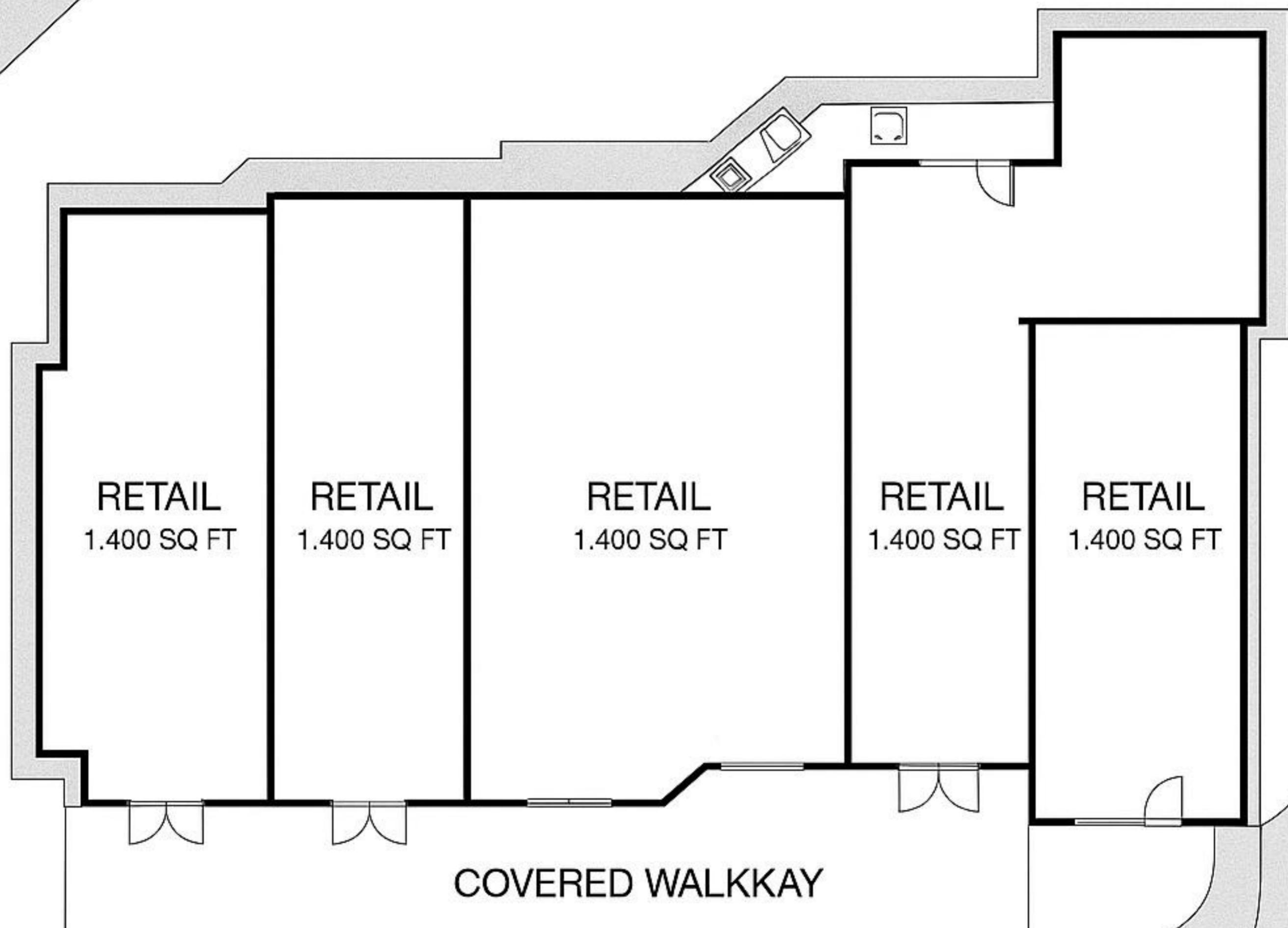
### Alignment with County Plans:

Our proposed mixed-use concept aligns with the county's comprehensive plan, which encourages diversification of land uses and supports developments that reduce vehicle trips by offering local amenities. By placing retail and office uses together, we create a convenient one-stop destination that supports local economic growth.

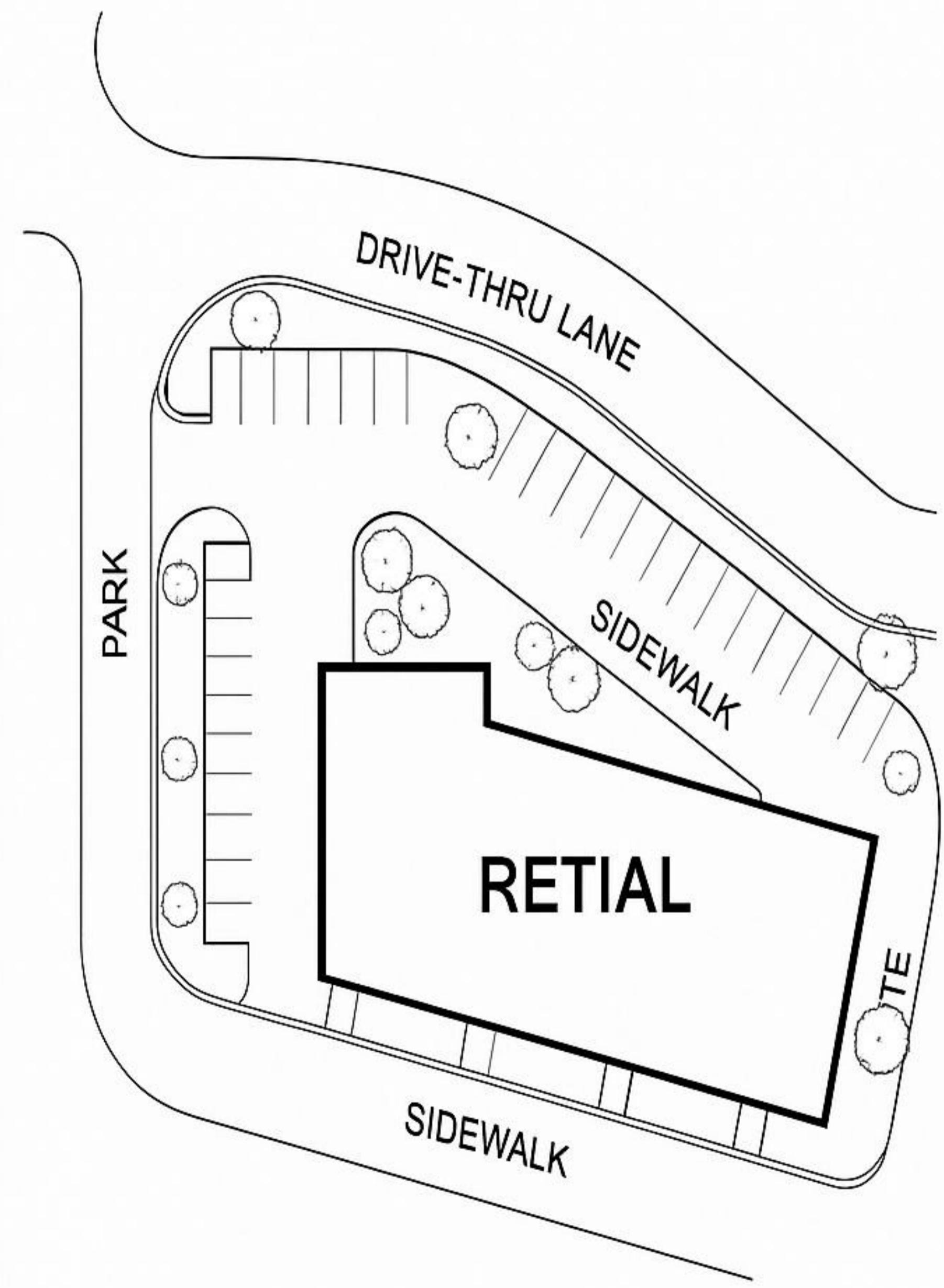
### Community Benefits and Considerations:

We believe this project will bring multiple benefits: increased local employment opportunities, a boost to the area's commercial vibrancy, and a thoughtful approach to traffic and parking solutions. We're committed to working with the county to ensure all infrastructure and design standards are met.

## DRIVE-THRU LANE



TENANT  
±1400 SF



SITE PLAN



PERSPECTIE







This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

## 1 || TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows: A PORTION OF SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" E, FOR 250.00 FEET TO THE POINT OF BEGINNING; THENCE N. 89°45'37" W, FOR 247.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, FOXWOOD PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 PAGES 53 THRU 55 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; SAID EASTERLY RIGHT-OF-WAY BEING A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE (AND RIGHT-OF-WAY LINE) HAVING A RADIUS OF 447.00 FEET, A CHORD BEARING OF N. 23°02'18" E, A CENTRAL ANGLE OF 225.25°, FOR AN ARC DISTANCE OF 222.94 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 322.12 FEET TO THE POINT OF TANGENCY; THENCE A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE (AND RIGHT-OF-WAY LINE) HAVING A RADIUS OF 447.00 FEET, A CHORD BEARING OF N. 22°42'07" E, A CENTRAL ANGLE OF 230.54°, FOR AN ARC DISTANCE OF 222.94 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, 322.12 FEET; THENCE N. 89°45'37" W, FOR 40.00 FEET; THENCE N. 00°14'23" E, FOR 447.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°45'37" W, FOR 70.00 FEET TO THE POINT OF TERMINUS OF SAID LINE ON THE EASTERN RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD. TOGETHER:

AN INGRESS-EGRESS EASEMENT 15.00 FEET WIDE ADJACENT TO, AND SOUTH OF THE FOLLOWING DESCRIBED LINE: A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" W, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 322.12 FEET; THENCE N. 00°14'23" E, FOR 250.00 FEET; THENCE N. 89°45'37" W, FOR 177.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°45'37" W, FOR 70.00 FEET TO THE POINT OF TERMINUS OF SAID LINE ON THE EASTERN RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD. SUBJECT TO:

AN INGRESS-EGRESS EASEMENT 15.00 FEET WIDE ADJACENT TO, AND NORTH OF THE FOLLOWING DESCRIBED LINE: A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SECTION 1, "HIGHLAND MEMORY GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 58 THRU 62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 436; THENCE N. 89°47'43" W, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 322.12 FEET; THENCE N. 00°14'23" E, FOR 250.00 FEET; THENCE N. 89°45'37" W, FOR 177.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°45'37" W, FOR 70.00 FEET TO THE POINT OF TERMINUS OF SAID LINE ON THE EASTERN RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD.

The land shown in this survey is the same as that described in First American Title Insurance Company Issuing Office File Number NCS-FLO-605-NC with a commitment date of October 18, 2021 at 8:00 AM.

## 2 || TITLE INFORMATION

The Title Description and Schedules B items hereon are from First American Title Insurance Company Issuing Office File Number NCS-FLO-605-NC with a commitment date of October 18, 2021 at 8:00 AM.

## 3 || SCHEDULE 'B' ITEMS

- ① NOTES CORRESPONDING TO SCHEDULE "B":  
Fifteen-foot (15') ingress and egress easement granted to First Seminole Service Corp. in that certain Warranty Deed dated September 11, 1978, and recorded September 12, 1978, in Official Records Book 1187, Page 1016. AFFECTS & BENEFITS, PLOTTED HEREON
- ② Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1354, Page 1742 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), AFFECTS & BENEFITS, PLOTTED HEREON
- ③ Sidewalk Easement in favor of Seminole County recorded in Official Records Book 4399, Page 1034. AFFECTS, PLOTTED HEREON

## 4 || SURVEYOR CERTIFICATION

To:  
Bank of America, National Association  
Commercial Due Diligence Services  
First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19, and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A"). The survey was completed on December 21, 2021.

Date of Plat or Map: 10/12/21

FAUN M. HOFFMEIER, P.S.M. LS 6552  
H&H SURVEY CONSULTANTS, LLC LB 7821  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

## 5 || FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 1211701409 which has been determined to be outside the 1% annual chance flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination for a variance from the Federal Emergency Management Agency.

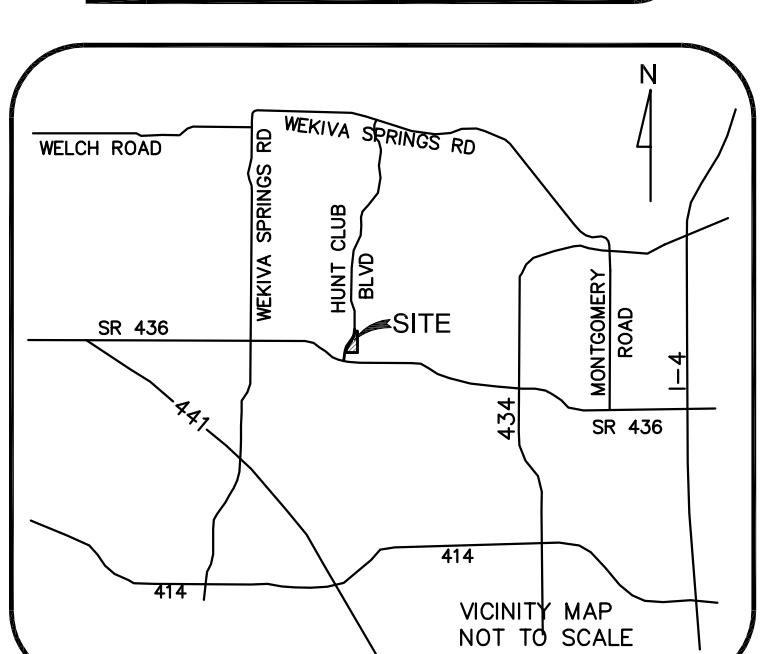
Zone "X" denotes areas determined to be outside by the 0.2% annual chance floodplain.

There are not LOMA's on the subject property.

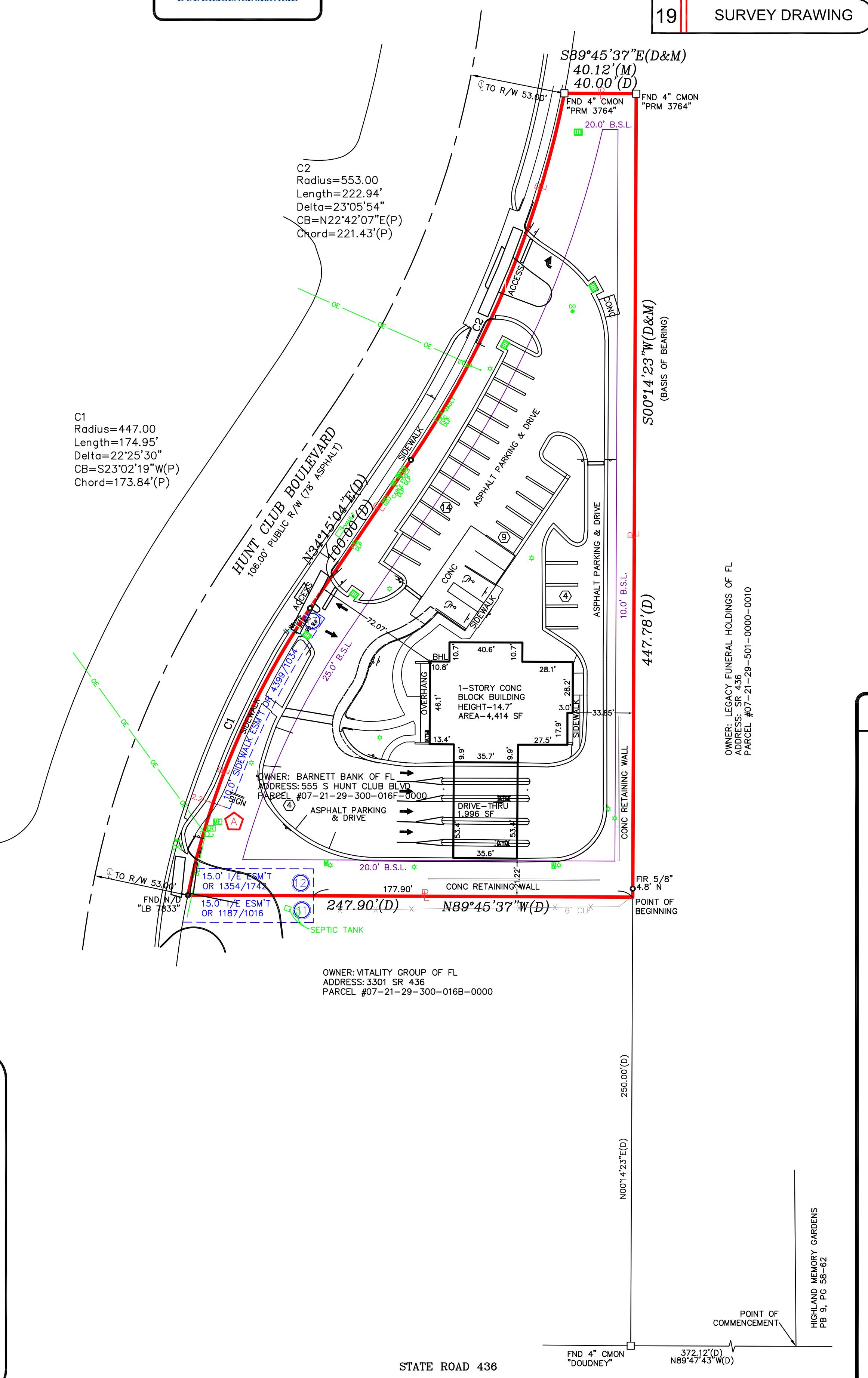
Approved CDS Surveyor  
Surveyors Name: Faun M. Hoffmeier, PSM  
H & H Survey Consultants, LLC  
Address: 131 W Broadway, Suite B  
Oviedo, FL 32765  
Telephone: 407-637-5571  
e-mail: info@hnhsurvey.com

- 6 || CEMETERY  
There is no visible evidence of cemeteries on the subject property at the time of survey.
- 7 || POSSIBLE ENCROACHMENTS  
SIDEWALK ENCROACHES 2.2' INTO THE PROPERTY ON THE WEST SIDE

## 16 || VICINITY MAP



## 19 || SURVEY DRAWING



## 11 || SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct physical access to Hunt Club Boulevard, a public street.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The right of way line and the property line are the same.
- The area of parcel was calculated based on the distances in the legal description.
- Property sits 240 feet north of the intersection of SR 436 and Hunt Club Boulevard.

## 12 || PARKING INFORMATION

29 REGULAR SPACES  
2 HANDICAP SPACES  
31 TOTAL PARKING SPACES

## 10 || BASIS OF BEARINGS

The bearing S00°14'23"W being the Easterly line of the subject parcel, was used as the Basis of Bearing for this survey. Said Northerly right of way line, being shown on said map as S00°14'23"W - 444.78'.

## Key to CDS ALTA Survey

- 1 || TITLE DESCRIPTION
- 2 || TITLE INFORMATION
- 3 || SCHEDULE 'B' ITEMS
- 4 || SURVEYOR CERTIFICATION
- 5 || FLOOD INFORMATION
- 6 || CEMETERY
- 7 || POSSIBLE ENCROACHMENTS
- 8 || ZONING INFORMATION
- 9 || LEGEND
- 10 || BASIS OF BEARING
- 11 || SURVEYOR'S NOTES
- 12 || PARKING INFORMATION
- 13 || LAND AREA
- 14 || BUILDING AREA
- 15 || BUILDING HEIGHT
- 16 || VICINITY MAP
- 17 || NORTH ARROW / SCALE
- 18 || ALTA/NSPS Land Title Survey
- 19 || SURVEY DRAWING
- 20 || PROJECT ADDRESS

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcds.com  
Toll Free: 888.322.7371

Drwn By: FMH  
Revision: 9/27/23  
Surveyor: ADDENDUM  
Ref.No: 21-11-117.dwg  
Aprvd By: DWH  
Field Date: DECEMBER 21, 2021  
Scale: 1"=40'

Prepared For:  
Bank of America, National Association  
Client Ref. No: FLO-605

555 S Hunt Club Blvd  
Apopka, FL  
Project Name:  
BOA CA & FL Properties  
CDS Project Number:  
21-11-0217

## Property Record Card



Parcel: 07-21-29-300-016F-0000  
 Property Address: 555 S HUNT CLUB BLVD APOPKA, FL 32703  
 Owners: BAJA REAL ESTATE LLC  
 2026 Market Value \$827,012 Assessed Value \$827,012 Taxable Value \$827,012  
 2025 Tax Bill \$11,280.31

Financial Institute property w/1st Building size of 4,624 SF and a lot size of 1.43 Acres

### Parcel Location



### Site View



### Parcel Information

Parcel	07-21-29-300-016F-0000
Property Address	555 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	1210 SOUTHSTATION PL UNIT 405 ORLANDO, FL 32809-3102
Subdivision	
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
Exemptions	None
AG Classification	No

### Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$347,228	\$357,465
Depreciated Other Features	\$52,746	\$40,141
Land Value (Market)	\$427,038	\$427,038
Land Value Agriculture	\$0	\$0
Just/Market Value	\$827,012	\$824,644
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	\$827,012	\$824,644

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,280.31
Tax Bill Amount	\$11,280.31
Tax Savings with Exemptions	\$0.00

### Owner(s)

#### Name - Ownership Type

BAJA REAL ESTATE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 29E BEG 372.12 FT W &  
 250 FT N OF INT WLY R/W HIGHLAND  
 MEMORY GARDENS & NLY R/W SR 436 RUN W  
 247.90 FT NLY ON CURVE 174.95 FT N 34 DEG  
 15 MIN 4 SEC E 100 FT NLY ON CURVE 222.94  
 FT E 40 FT S 447.78 FT TO BEG (1.48 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$827,012	\$0	\$827,012
Schools	\$827,012	\$0	\$827,012
FIRE	\$827,012	\$0	\$827,012
ROAD DISTRICT	\$827,012	\$0	\$827,012
SJWM(Saint Johns Water Management)	\$827,012	\$0	\$827,012

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/2/2025	\$763,400	10912/0685	Improved	No
WARRANTY DEED	8/1/1981	\$205,300	01354/1742	Vacant	Yes

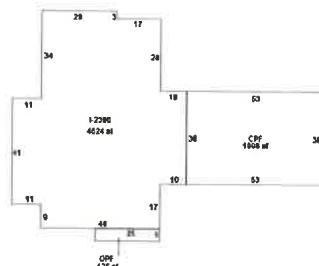
## Land

Units	Rate	Assessed	Market
59,559 SF	\$7.17/SF	\$427,038	\$427,038

## Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	4624
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$694,456
Assessed	\$347,228

Shows the Area Shaded



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	1908
OPEN PORCH FINISHED	125

## Permits

Permit #	Description	Value	CO Date	Permit Date
08036	555 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-CC, ATM & ELECTRIC EQUIP. PLACEMENT	\$100,000	10/21/2025	7/7/2025
12033	ADDING 2 ATA'S TO EXISTING DRIVE-THRU LANES - EXPANDING LANE 3 CURB - DEMO PART OF THE INTERIOR TELLER LINE & ADDING ADA STATION - CREATE WALL TO HOUSE ATA'S	\$50,000	5/29/2015	12/10/2014
04732	TAKING OUT TUBES FOR ATM PADS & ATM ADDITION	\$19,000	10/1/2013	6/10/2013
02636	ADD ACCESSIBLE FEATURES	\$15,000		4/11/2012
06930	REROOF	\$60,000		6/25/2007
05698	ILLUMINATED SIGN; PAD PER PERMIT 551 S HUNT CLUB BLVD	\$4,000		5/25/2007
01300	MISC ELECTRIC WIRING; CONTRACTOR - LAMM & COMPANY	\$0		3/1/2000
07144	BANK INTERIOR ALTERATION	\$44,000		9/1/1998
02903	REROOF BARNETT BANK	\$4,956		5/1/1996
10894	INTERIOR AND ADD	\$45,000		12/1/1993

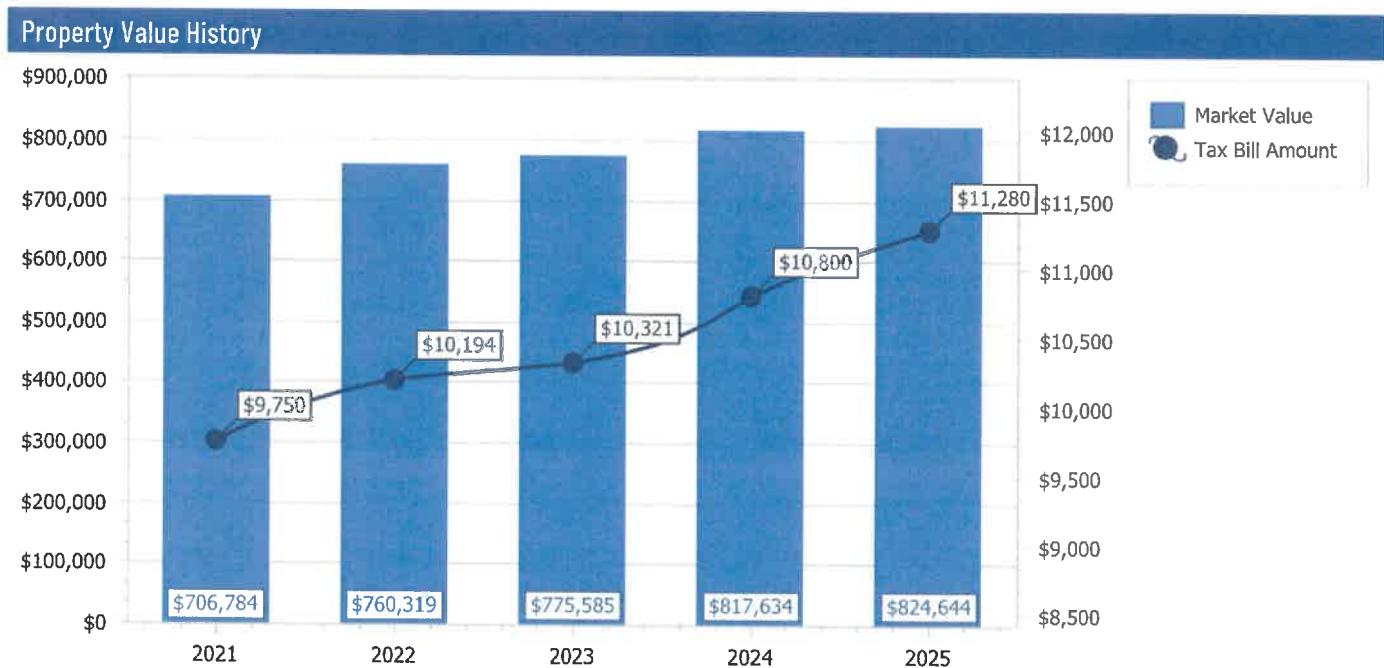
## Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	23878	\$64,471	\$38,683
POLE LIGHT 1 ARM	1982	3	\$5,562	\$5,562
WALKS CONC COMM	2012	825	\$4,488	\$3,029
COMMERCIAL CONCRETE DR 4 IN	2016	1298	\$7,061	\$5,472

Zoning		School Districts	
Zoning	PD	Elementary	Wekiva
Description	Planned Development	Middle	Teague
Future Land Use	PD	High	Lake Brantley
Description	Planned Development		

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

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



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

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

**Receipt Details**

**Date:** 12/11/2025 9:34:52 AM

**Project:** 25-80000138

**Credit Card Number:** 40\*\*\*\*\*5549

**Authorization Number:** 019356

**Transaction Number:** 111225O13-1ED0F403-7ACC-4F40-B6E2-70BF3E5359E5

**Total Fees Paid:** 52.50

**Fees Paid**

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

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

<b>PROJECT NAME:</b>	HUNT CLUB RETAIL PLAZA - PRE-APPLICATION	<b>PROJ #:</b> 25-80000138
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/10/25	
RELATED NAMES:	EP ABE MROUE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-29-300-016F-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A MIXED USE DEVELOPMENT ON 1.45 ACRES LOCATED ON THE EAST SIDE OF S HUNT CLUB BLVD, NORTH OF E SR 436	
NO OF ACRES	1.45	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF S HUNT CLUB, NORTH OF E SR 436	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BAKHODUR NASRIDINOV BAJA REAL ESTATE LLC 555 S HUNT CLUB BLVD ORLANDO FL 32803 (224) 706-8188 BAJAAUTOFINANCE@OUTLOOK.COM	ABE MROUE TMG TERRA MIA GLOBAL 1974 S GOLDENROD RD ORLANDO FL 32822 (407) 408-2999 ABE@TERRAMIAGLOBAL.COM	

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

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

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and PD (Planned Development) zoning. The name of the PD is Foxwood.
- The existing entitlements for Tract 10 are General Office; however, the Applicant would like to add retail use to the existing entitlements for Tract 10. The Applicant would be required to do a PD Major Amendment to the Foxwood PD to add the retail use for Tract 10.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented 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." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
6.	Buffers and CPTED Annie Sillaway	In the Developer's Commitment Agreement, a forty (40) foot buffer is required along the eastern portion of Tract 10.	Info Only
7.	Buffers and CPTED Annie Sillaway	A landscape buffer analysis will be determined at the time of the PD Rezone.	Info Only
8.	Building Division Phil Kersey	Standard building permitting will apply - Each building, and/or structure requires a separate permit. Example: building, stand-alone structure, dumpster enclosure, signage, fence/ gate systems, access control, etc....	Info Only
9.	Building Division Phil Kersey	- Depending on final design, layout and occupancy type for the proposed building, fire sprinklers and fire alarm may be required.	Info Only
10.	Building Division Phil Kersey	- Site, and buildings must be fully compliant with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning David German	Site is part of tract 10 of the Foxwood Planned Development, which allows uses in the OP (Office District) zoning classification.	Info Only

12.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
13.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 10" PVC potable water main running along the southeast side of S Hunt Club Blvd. This development is already serviced County water by an existing water meter/service connection that could potentially be reused.	Info Only
14.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area is required to connect. The nearest connection point is an 8" PVC force main running along the northwest side of S Hunt Club Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system. This development is already serviced County sewer by an existing 4" sewer lateral that could potentially be reused.	Info Only
15.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Environmental Services James Van Alstine	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
17.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of	Info Only

		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.	
19.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
20.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
23.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
26.	Natural	The cumulative DBH of specimen trees preserved on	Info Only

	Resources Sarah Harttung	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.	
27.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
28.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
30.	Planning and Development Annie Sillaway	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
31.	Planning and Development Annie Sillaway	The proposed use of general office is permitted in current Zoning District designation; however, to add commercial retail use would require a PD Major Amendment to the Foxwood PD for Tract 10. Staff may support the C-1 (Retail Commercial) commercial uses as part of the PD Major Amendment because it will be consistent with the permitted uses in the shopping center across S. Hunt Club Blvd and Tract 11 to the south.	Info Only
32.	Planning and Development	Based on the Foxwood 1982 FMP, building, parking and paved area is limited to 48,000 sq ft of general	Info Only

	Annie Sillaway	office and 115,000 sq ft of commercial.	
33.	Planning and Development Annie Sillaway	<p>The PD Major Amendment is considered as a Rezone from PD (Planned Development) to PD (Planned Development).</p> <p><b>1st step is approval of the PD Rezone</b> which includes the Master Development Plan (MDP). This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take 6 months depending on the review and agenda date deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p><b>2nd step is approval of the Final Development Plan</b> (FDP) which is approved on a staff level. (Per Sec. 30.8.5.9 - after the approval of the Final Development Plan, the Applicant has 8 years from the date of approval of the Master Development Plan to submit for a PSP or Final Engineering Plan for construction).</p> <p><b>Step 3 – Final Engineering Plan:</b> Approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&amp;3 are under review.</p>	Info Only
34.	Planning and Development Annie Sillaway	<p>Per Sec. 30.8.5.3 Review criteria. (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p>(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per</li> </ul>	Info Only

		<p>household.</p> <p>(6) Transit-oriented development.</p> <p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p>	
35.	Planning and Development Annie Sillaway	The setbacks for Tract 10 in the Foxwood PD (Planned Development) zoning district shall comply with the OP (Office) zoning district, which are: Front: Twenty-five (25) feet, Side: Zero (0) feet, Ten (10) feet.	Info Only
36.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet.	Info Only
37.	Planning and Development Annie Sillaway	Parking and landscaping requirements can be found in SCLDC Part 14 Chapter 30. Sec. 30.14.13. - Parking lot landscaping –  (a) Landscaping required under this Section shall be	Info Only

		<p>installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site.</p> <p>(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. Parking requirements for the subject use are: General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft., Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.</p>	
38.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
39.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
40.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3:</p> <ul style="list-style-type: none"> <li>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled</li> </ul>	Info Only

		<p>public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <ul style="list-style-type: none"> <li>Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2 (e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</li> </ul>	
41.	Planning and Development Annie Sillaway	Net Buildable Definitions: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
42.	Planning and Development Annie Sillaway	The minimum open space for the subject property is twenty-five (25) percent.	Info Only
43.	Planning and Development Annie Sillaway	The subject property is within the Wekiva Study Area and would be required to develop under the Division 2 and Division 3 of the Environmental Design Standards for the Wekiva Protection Overlay districts. Please refer to Sec. 30.10.5.	Info Only
44.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
46.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
47.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as	Info Only

		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"	
48.	Public Works - Engineering Jim Potter	The proposed project is located within the Little Wekiva drainage basin.	Info Only
49.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has Well drained class soils.	Info Only
50.	Public Works - Engineering Jim Potter	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
51.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
52.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to an existing onsite pond. This pond may not be sufficient.	Info Only
53.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
54.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
55.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
56.	Public Works -	A left turn lane is required. A right turn lane is	Info Only

	Engineering Jim Potter	required.	
57.	Public Works - Engineering Jim Potter	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Info Only
58.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnnoggle@seminolecountyfl.gov">bnnoggle@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5001 <a href="mailto:jpottter@seminolecountyfl.gov">jpottter@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Seminole County Property Appraiser Maps:**

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

### **Seminole County Wetland Information:**

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

### **Wekiva Consistency form:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### **Other Resources:**

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