



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 19, 2025

9:00 AM

Room 3024

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

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

DRC & PRE- APPLICATIONS

**9:00AM (IN PERSON) LAKE ONORA PRESERVE - PRELIMINARY
SUBDIVISION PLAN**

[2025-1054](#)

Project Number: 25-55100004

Project Description: Proposed Preliminary Subdivision Plan for 4 single family residential lots on 2.04 acres in the R-1AA Zoning District located on the southwest corner of Onora St and Ohio Ave

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

Parcel ID: 07-20-31-501-0000-001A

BCC District: 5-Herr

Applicant: Jimmy Marsawa (917) 714-6699

Consultant: N/A

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

9:20AM (IN PERSON) ST ALBAN'S CHURCH, INC. - PRE-APPLICATION**[2025-1055](#)****Project Number:** 25-80000119**Project Description:** Proposed Special Exception to expand an existing school from K-12 with 3 additional portable classrooms on 8.38 acres in the A-1 Zoning District located on the northeast Corner of W SR 426 and Mystic Lake Dr**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 31-21-31-300-020A-0000**BCC District:** 1-Dallari**Applicant:** Peter Joslyn (407) 657-2376**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) REMINGTON PARK COMMERCIAL -
PRE-APPLICATION****[2025-1056](#)****Project Number:** 25-80000118**Project Description:** Proposed Site Plan for a drive-thru restaurant on 1.74 acres in the PD/C-1 Zoning District located on the south side of Remington Dr, west of Alafaya Trl**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 27-21-31-511-0000-0050++**BCC District:** 1-Dallari**Applicant:** Chris Hughes (407) 256-1943**Consultant:** Ryan Renardo (727) 741-3536**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

SEMINOLE CROSSING WEST AT SR 46 - PRELIMINARY SUBDIVISION PLAN**[2025-1053](#)****Project Number:** 25-55100002**Project Description:** Proposed Preliminary Subdivision Plan for 2 commercial lot development on 5.178 acres in the PD Zoning District located on the northwest corner of W SR 46 and Harvest Time Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0020-0000**BCC District:** 5-Herr**Applicant:** Bryan Schultz (813) 760-2621**Consultant:** Ronald Henson (407) 468-4104**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LYMAN ROAD - PRE-APPLICATION****[2025-1057](#)****Project Number:** 25-80000120**Project Description:** Proposed Site Plan for a warehouse and garage on 2.48 acres in the M-1 Zoning District located on the south side of Plumosa Ave, west of Anchor Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-30-521-0000-0040+**BCC District:** 4-Lockhart**Applicant:** Gerald Braley**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1054

Title:

9:00AM (IN PERSON) LAKE ONORA PRESERVE - PRELIMINARY SUBDIVISION PLAN

Project Number: 25-55100004

Project Description: Proposed Preliminary Subdivision Plan for 4 single family residential lots on 2.04 acres in the R-1AA Zoning District located on the southwest corner of Onora St and Ohio Ave

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

Parcel ID: 07-20-31-501-0000-001A

BCC District: 5-Herr

Applicant: Jimmy Marsawa (917) 714-6699

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-55100004

RECEIVED AND PAID 10/09/2025

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- | | |
|--|---|
| ☒ PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| ☐ FINAL ENGINEERING (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| ☐ FINAL PLAT (FP) | \$1,500.00 |
| ☐ MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: MOSES LYMAN ESTATE (NOTE: PROPOSED NEW SUBDIVISION NAME "LAKE ONORA PRESERVE")

PARCEL ID #(S): 0720315010000001A 07-20-31-501-0000-001A

(NOTE: SEEKING TO DIVIDE INTO TOTAL OF 4 SEPARATE PARCELS)

NUMBER OF LOTS: 4 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

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

WATER PROVIDER: SANFORD

SEWER PROVIDER: CITY OF SANFORD

ZONING: R-1AA

FUTURE LAND USE: LDR

TOTAL ACREAGE: 2.04

BCC DISTRICT: 5: HERR

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: JIMMY MARSAWA

COMPANY: Y & J REALTY LLC

ADDRESS: 8000 LEAF GROVE CIR

CITY: ORLANDO

STATE: FL

ZIP: 32836

PHONE: (917) 714-6699

EMAIL: JIMMYAEF@GMAIL.COM

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: JIMMY MARSAWA	COMPANY: Y & J REALTY LLC	
ADDRESS: 8000 LEAF GROVE CIR		
CITY: ORLANDO	STATE: FL	ZIP: 32836
PHONE: (917) 714-6699	EMAIL: JIMMYAEF@GMAIL.COM	

OWNER(S)

NAME(S): JIMMY MARSAWA	COMPANY: Y & J REALTY LLC	
ADDRESS: 8000 LEAF GROVE CIR		
CITY: ORLANDO	STATE: FL	ZIP: 32836
PHONE: (917) 714-6699	EMAIL: JIMMYAEF@GMAIL.COM	

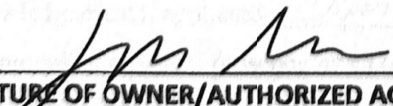
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

☒ I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. (**Minor Plat and Final Engineering require Concurrency Test Review**). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


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

10/07/2025
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, JIMMY MARSAWA (Y & J REALTY LLC), the owner of record for the following described property [Parcel ID Number(s)] 07203150100000001A hereby designates INVIROGEN (ISRAEL NASH) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

10/07/25

Property Owner's Signature

Property Owner's Printed Name

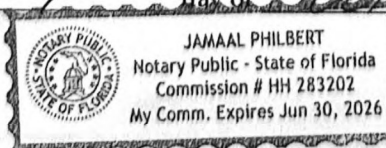
JIMMY MARSAWA

STATE OF FLORIDA
COUNTY OF Orange

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

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

FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 7 day of October, 2025.



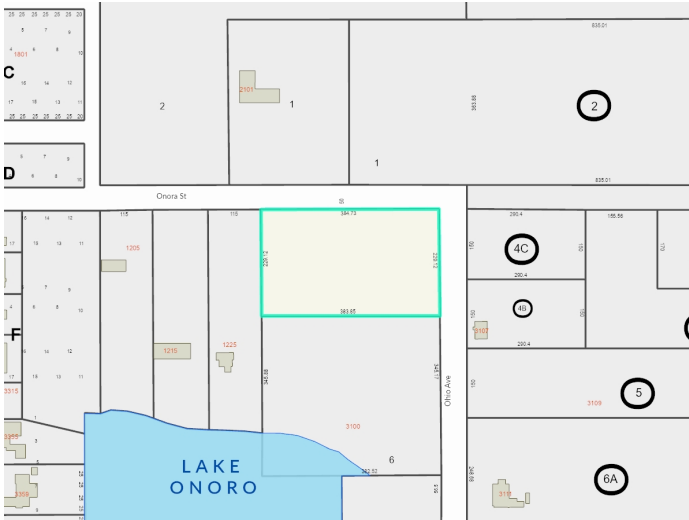
Notary Public

Property Record Card

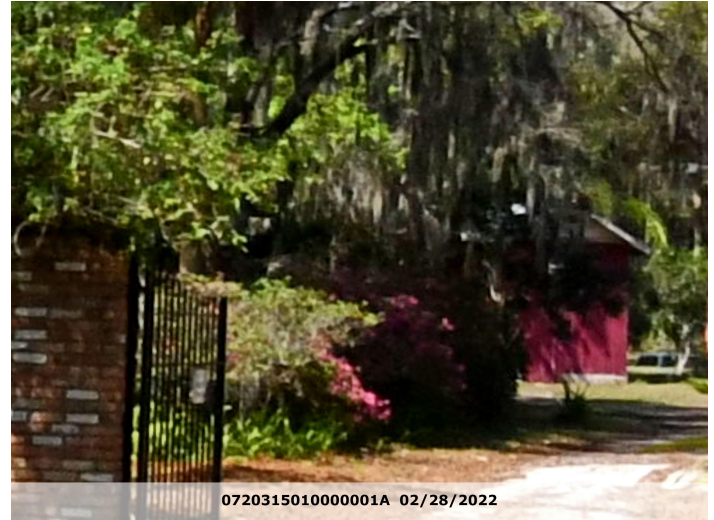


Parcel: 07-20-31-501-0000-001A
 Property Address:
 Owners: Y AND J REALTY LLC
 2026 Market Value \$220,212 Assessed Value \$220,212 Taxable Value \$220,212
 2025 Tax Bill \$3,012.28
 Vacant Residential property has a lot size of 2.04 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-20-31-501-0000-001A
Property Address	
Mailing Address	8000 LEAF GROVE CIR ORLANDO, FL 32836-6937
Subdivision	LYMAN ESTATE MOSES
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)	\$220,212	\$220,212
Land Value Agriculture	\$0	\$0
Just/Market Value	\$220,212	\$220,212
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	\$220,212	\$220,212

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,012.28
Tax Bill Amount	\$3,012.28
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 Y AND J REALTY LLC

Legal Description

BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462
FT S 00 DEG 09 MIN 06 SEC E OF NE COR SEC
RUN S 89 DEG 43 MIN 20 SEC E 384.73 FT S 00
DEG 04 MIN 07 SEC W 229.12 FT N 89 DEG
43 MIN 20 SEC W 383.85 FT N 00 DEG 09 MIN
06 SEC W 229.12 FT TO BEG
DIVISION OF PART OF MOSES
LYMAN ESTATE
PB 1 PG 68

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$220,212	\$0	\$220,212
Schools	\$220,212	\$0	\$220,212
FIRE	\$220,212	\$0	\$220,212
ROAD DISTRICT	\$220,212	\$0	\$220,212
SJWM(Saint Johns Water Management)	\$220,212	\$0	\$220,212

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/11/2023	\$255,000	10506/0693	Vacant	Yes
TRUSTEE DEED	3/1/1992	\$100	02410/0577	Improved	No
TRUSTEE DEED	6/1/1987	\$150,000	01918/0070	Improved	Yes
QUIT CLAIM DEED	3/1/1987	\$100	01918/0068	Improved	No
WARRANTY DEED	12/1/1980	\$56,000	01311/0957	Improved	Yes
WARRANTY DEED	1/1/1977	\$52,500	01143/0801	Improved	Yes

Land

Units	Rate	Assessed	Market
2.04 Acres	\$90,000/Acre	\$220,212	\$220,212

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
03201	REPAIRS DUE TO FIRE DAMAGE	\$3,500		3/31/2008
14205	REROOF DUE TO HURRICANE DAMAGE	\$5,980		11/9/2004
03719	MECHANICAL & CONDENSOR	\$1,310		4/5/2004
06059	MECHANICAL & CONDENSOR	\$2,350		6/1/2002

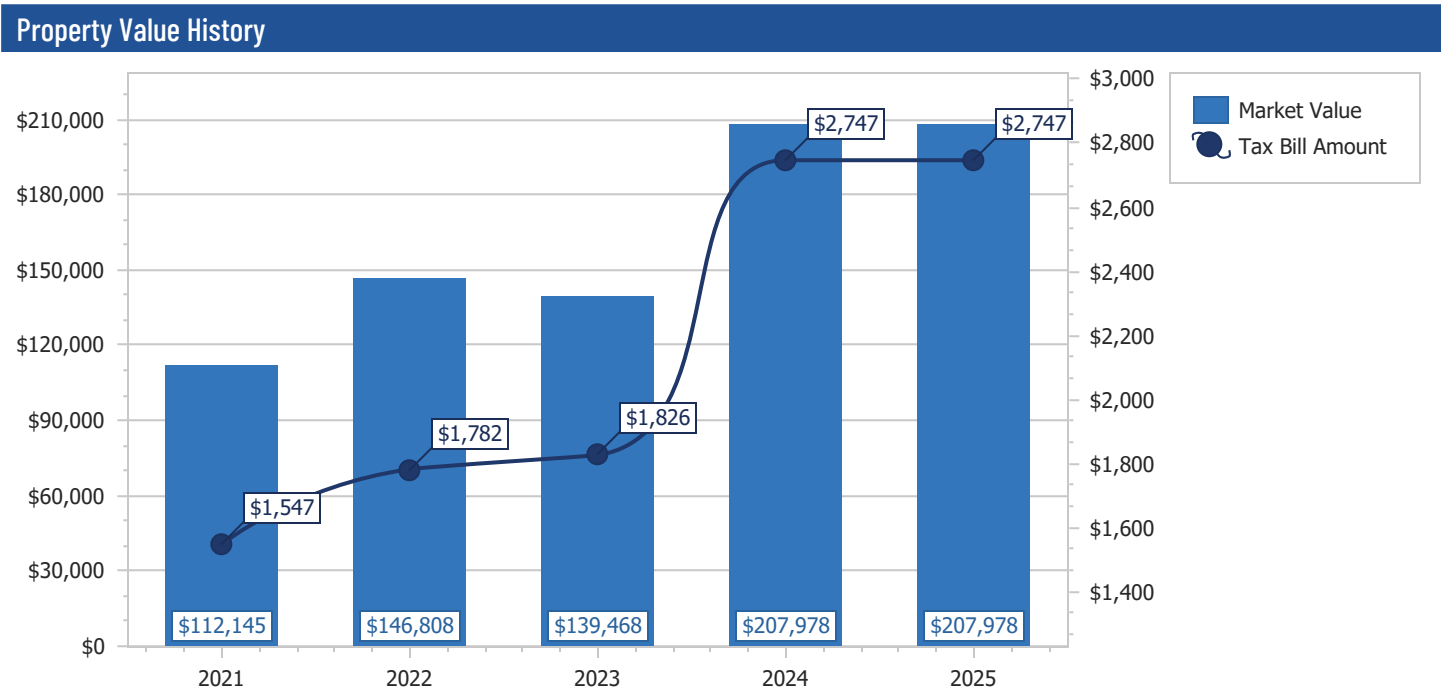
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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

Detail by Entity Name

Florida Limited Liability Company
Y AND J REALTY LLC

Filing Information

Document Number L23000400400
FEI/EIN Number 93-3854204
Date Filed 08/25/2023
Effective Date 08/23/2023
State FL
Status ACTIVE

Principal Address

8000 LEAF GROVE CIR
ORLANDO, FL 32836

Mailing Address

8000 LEAF GROVE CIR
ORLANDO, FL 32836

Registered Agent Name & Address

MASARWA, JIMMY
8000 LEAF GROVE CIR
ORLANDO, FL 32836

Authorized Person(s) Detail

Name & Address

Title MGR

Masarwa , Jimmy
8000 LEAF GROVE CIR
ORLANDO, FL 32836

Annual Reports

Report Year	Filed Date
2024	02/26/2024
2025	01/23/2025

Document Images

[01/23/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/26/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/25/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

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

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

Receipt Details

Date: 10/9/2025 2:42:32 PM
Project: 25-55100004
Credit Card Number: 37*****5607
Authorization Number: 200838
Transaction Number: 091025O39-FBE1B7BB-1DD8-4150-9324-8733B038FAFA
Total Fees Paid: 1564.18

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	4.18
PRELIMINARY SUBDIVISION	1560.00
Total Amount	1564.18

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 14, 2025, in order to place you on the Wednesday, November 19, 2025 meeting agenda.

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

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

PROJECT NAME:	LAKE ONORA PRESERVE - PSP	PROJ #: 25-55100004
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	10/09/25	
RELATED NAMES:	EP JIMMY MARSAWA	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-20-31-501-0000-001A	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 4 SINGLE FAMILY HOME DEVELOPMENT ON 2.04 ACRES	
NO OF ACRES	2.04	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1AA	
LOCATION	ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JIMMY MARSAWA Y & J REALTY LLC 8000 LEAF GROVE CIR ORLANDO FL 32836 (917) 714-6699 JIMMYAEF@GMAIL.COM	N/A	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system.

These items need responses with further information, data, explanation or revision of plans and documents before project approval.

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Buffers will not be required for this subdivision.	Info Only
2	Building Division	11/4/25: - Standard building permitting will apply per parcel - Separate building permits are required for each building, and / or structure, example: SFR, fence/ gate systems, sheds, pools, etc....	Info Only
3	Comprehensive Planning	Provide a preliminary subdivision plan and indicate the Future Land Use designation of Low Density Residential (LDR). LDR allows a density of up to four dwelling units per net buildable acre. Provide the net buildable area and a calculation for the proposed density.	Unresolved
4	Comprehensive Planning	Additional comments may be generated once an adequate preliminary subdivision plan is submitted.	Unresolved
5	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
6	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 joy_ford@scps.k12.fl.us or (407) 320-0069.	Info Only
7	Planning and Development	The subject property 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 resubmitting.	Unresolved
8	Planning and Development	The minimum housing size in R-1AA (Single-Family Dwelling) is 700 square feet.	Info Only

9	Planning and Development	The minimum width at building line in the R-1AA zoning district is ninety (90) feet.	Info Only
10	Planning and Development	The minimum lot size in the R-1AA zoning district is 11,700 square feet.	Info Only
11	Planning and Development	The setbacks for the R-1AA zoning district are: Front - 25 feet Side street - 25 feet Side - 10 feet Rear - 30 feet Please correct the side street setback shown on the plan.	Unresolved
12	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. Definition of Net Buildable Acreage: 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, floodprone areas, and any right-of-way dedication.	Info Only
13	Planning and Development	The proposed project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records at the time of Final Plat review.	Info Only
14	Planning and Development	The purpose of the Airport Target Area is to provide airspace protection and adjacent land uses compatible with airport operations; to promote the coordinated use of lands and foster orderly development; to protect the health, safety and welfare of the public; to ensure the economic benefits and capacity of aviation related businesses; and to ensure compliance with all Federal and State aviation laws, rules and regulations. Staff will send an intergovernmental notice to the Airport on the proposed Preliminary Subdivision Plan.	Info Only
15	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
16	Planning and Development	Off-street parking requirement based on table 11.3 - Residential Unit: • 1,000 square feet or greater - 2 spaces/dwelling unit • Less than 1,000 square feet - 1.5 spaces/dwelling unit • Studio Apartment/Efficiency - 1 space/dwelling unit.	Info Only
17	Planning and Development	Please provide a scale for the vicinity map.	Unresolved
18	Planning and Development	On the PSP, please provide a note stating: Sidewalks will be constructed in compliance with Seminole County.	Unresolved

19	Planning and Development	On the PSP, please add a note specifying who provides water and sewer services.	Unresolved
20	Planning and Development	As noted in Public Works–Engineering's comments regarding the right-of-way clip, the right-of-way area must be excluded from the subject site's total lot area. Please provide a net buildable acreage calculation for the boundary of the development. Definition of Net Buildable Acreage: 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, floodprone areas, and any right-of-way dedication.	Unresolved
21	Planning and Development	The net buildable lot size is not required for each individual lot, please provide only the total square feet for each lot.	Unresolved
22	Planning and Development	Seminole County Land Development Code (SCLDC) for Subdivision Plan review can be found In SCLDC Chapter 35. The PSP provides the general layout of the lots along with preliminary infrastructure and environmental considerations. The time limit on approval for a final subdivision plat or plats shall be submitted within two (2) years after preliminary plan approval or the preliminary plan approval shall lapse. 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.	Info Only
23	Planning and Development	You must submit a revision of your PSP based upon comments of reviewers.	Info Only
24	Planning and Development	The zoning classification on the property is R-1AA (Single-Family Dwelling) and the Future Land Use is Low Density Residential.	Info Only
25	Planning and Development	Please provide a Preliminary Subdivision Plan in compliance with Section 35.43 of the Seminole County Land Development Code (SCLDC). The boundary survey submitted can be renamed as the Preliminary Subdivision Plan and adjusted to include all of the required data as listed in Section 35.43(a). SCLDC Sec. 35.43: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.43RES_UPRPL	Unresolved
26	Public Safety - Addressing	On the SD-1 Sketch & Description.pdf, the street name "Onra ST" is incorrect and must be corrected to "Onora ST". Ensure that the street names are spelled correctly on future submittals.	Info Only

27	Public Safety - Addressing	Proposed Lots 1 and 2 appear to have access to Onora ST and will be addressed to Onora ST, Proposed Lot 3 is a corner lot and the address will be determined with the Building Permit, and Proposed Lot 4 appears to have access to Ohio AVE and will be addressed to Ohio AVE.	Info Only
28	Public Safety - Addressing	Addressing is unable to make a complete review because a Preliminary Subdivision Plan was not submitted.	Unresolved
29	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
30	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
31	Public Safety - Addressing	(POSTING) Residential building structures which are over fifty (50) feet from the street shall be required to use five (5) inch or larger numbers. In addition, if the main entrance to the building or the building structure is set back and is not readily visible from the street, address numbers shall be posted at the entrance street or driveway access to the building on both sides of a fence, mailbox or post, and on the building structure. Numbers shall be visible from both directions of the street. SCLDC 90.5 (5), (7) & (8)	Info Only
32	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
33	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
34	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Info Only

35	Public Safety - Addressing	(Development Name) The subdivision name LAKE ONORA PRESERVE, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Preliminary Subdivision Plan.	Info Only
36	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 4 lots is \$100.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
37	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38	Public Safety - Fire Marshal	Future building shall require : 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
39	Public Safety - Fire Marshal	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
41	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
42	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only

43	Public Safety - Fire Marshal	Future building shall require: 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
44	Public Works - County Surveyor	Boundary survey does not meet the requirements of 5j-17 .052 in the following ways. All corners must be set or found and identified. a witness corner should have been set for the northeast corner. no section work was actually located so i cannot determine if the property is actually in the right place. as your description calls out the Northeast corner of the section you have to locate it and tie the north line of the section, you cannot assume the other surveyors did the work. Why did you hold a broken Concrete monument which you know is disturbed? you show arrows to a found concrete monument to the south along ohio but you don't show the bearing and distance from said monument to your set corner. nor do you tie it to the found iron rod south of that. I am not comfortable with the found 1" iron pipe and your calculated/deed easterly line.	Unresolved
45	Public Works - County Surveyor	Review the spelling of Parcel in your legal description sketches, don't know why you created those in the first place as this would need to be platted as your creating 3 or more parcels, in accordance with State Statute 177.	Unresolved
46	Public Works - County Surveyor	Create a separate drawing identified as a preliminary subdivision plan which should look like a plat and identify the separate parcels, proposed easements and proposed right of way tract which you will need to create for the corner clip which the county has been maintaining for over 7 years., said drawing should identify who will be responsible for the ownership and maintenance of said easements tracts and parcels.	Unresolved
47	Public Works - County Surveyor	Please review Plat Book 6 page 87, Onora was platted along the section line not 462 feet south. you can use this plat number for Ohio but not onora. There is a right of way map recorded in road book 1 page 38 that realigns Onora aka federal road project DA-NC 35 A(1).	Unresolved
48	Public Works - Engineering	The information provided is not a PSP. Please provide all required information.	Unresolved
49	Public Works - Engineering	Sidewalks are required along all property frontages. There is a sidewalk fund, but the current linear foot price is \$82.65 as of 2024. It may be higher now. To do the sidewalk fund the right-of-way (ROW) is required to be sufficient to install and all grading is required to be ready for the sidewalk to be installed. Please show the sidewalk on the PSP plan.	Unresolved
50	Public Works - Engineering	Provide a corner clip sufficient to get the Road and sidewalk out of the property. The other option would be for this development to move the road into the Public ROW.	Unresolved

51	Public Works - Engineering	Stormwater is required to be addressed for the site. Either a common drainage system is required or during building permit an engineered grading plan is required to be provided for each lot that addresses the required storm water. An engineered plan will be required for either option showing that the drainage is addressed. Please show and state how the drainage will be addressed.	Unresolved
52	Public Works - Engineering	Please show a 5' (minimum) drainage easement on all property lines. Note that a drainage easement will be required over all retention areas.	Unresolved
53	Public Works - Engineering	Please note that the driveway for lot 3 will have to be as far from the corner as possible from either side.	Unresolved
54	Public Works - Impact Analysis	NRR, trips generated < requirement	Info Only
55	Public Works - ROW Review	The right-of-way width for Onora Street and Ohio Avenue (adjacent to the subject parcel) as depicted on the boundary & topographical survey from Ryanik, LLC and with the latest revision date of 10/21/2025 concurs with our records.	Resolved
56	Public Works - ROW Review	A corner clip should be required at the southwesterly corner of the intersection of Onora Street and Ohio Avenue. This roadway has been existing and maintained well within the statutory limits of FS 95.361.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Approved	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Approved	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Lily Kay (407) 665-5045 lkay@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov

Public Works - County Surveyor	Corrections Required	Raymond Phillips (407) 665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton (407) 665-5711 nnewton@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/12/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	See highlighted departments above
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1055

Title:

9:20AM (IN PERSON) ST ALBAN'S CHURCH, INC. - PRE-APPLICATION

Project Number: 25-80000119

Project Description: Proposed Special Exception to expand an existing school from K-12 with 3 additional portable classrooms on 8.38 acres in the A-1 Zoning District located on the northeast Corner of W SR 426 and Mystic Lake Dr

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

Parcel ID: 31-21-31-300-020A-0000

BCC District: 1-Dallari

Applicant: Peter Joslyn (407) 657-2376

Consultant: N/A



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

PROJ. #: 25-80000119

RECEIVED AND PAID 10/31/2025
PM TIFFANY

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: St. Alban's Church, Inc.

PARCEL ID #(S): 31-21-31-300-020A-0000

TOTAL ACREAGE: 8.38

BCC DISTRICT: 1: DALLARI

ZONING: A-1

FUTURE LAND USE: OFF

APPLICANT

NAME: Peter A. Joslyn

COMPANY: St. Alban's Church, Inc.

ADDRESS: 3348 W SR 426

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-657-2376

EMAIL: frpeter@stalbansfl.com

CONSULTANT

NAME: Amy Clark

COMPANY: Ecclesial Schools Initiative, Inc.

ADDRESS: 3348 W SR 426

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-920-4365

EMAIL: aclark@esischools.org

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Add three additional portables to the same area where six portables are currently located, see original site plans for location of the current portables.

STAFF USE ONLY

COMMENTS DUE: 11/07

COM DOC DUE: 11/13

DRC MEETING: 11/19/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: OFF

LOCATION:

on the northeast corner of SR 426
and Mystic Lake Dr

W/S:

BCC: 1: DALLARI

SEMINOLE COUNTY UTILITIES

Agenda 11/14



ANGLICAN PROVINCE
OF AMERICA

St. Alban's Anglican Cathedral

The Most Rev. Chandler Holder Jones, SSC, Presiding and Diocesan Bishop
The Most Rev. Walter H. Grundorf, D.D., Bishop in Residence and Rector Emeritus
The Very Reverend Peter A. Joslyn, Dean
3348 West State Road 426, Oviedo, Florida 32765
407.657.2376 • office@staibansfl.com

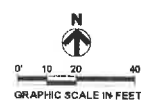
October 21, 2025

To the Office of Planning & Development, Seminole County, FL:

We are seeking the county's approval to make improvements to our church property in order to facilitate private, K-12 education. At present, we lease our property to a small, private school and desire them to expand their operations, serving students in grades 7-12. In the near term (1-3 years), this would require the addition of three portable classrooms in the same area where there are now six. The expansion would allow the school to service an additional 120 students, for a total student population of approximately 250.

Kindest regards,

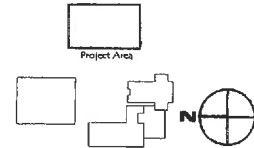
The Very Rev. Peter A. Joslyn
Cathedral Dean



PROPERTY:
3348 W SR 426
OWEEO, FL 32765
PARCEL ID:
34-21-31-300-0704-0000
ZONING:
A-1: OFFICE
PROPERTY USE:
CHURCH/RELIGIOUS
PROPOSED LAND USE:
CHURCH/RELIGIOUS

LEGEND:

-  CONCRETE SIDEWALK (SEE DETAIL ON SHEET C400)
-  PROPOSED CONCRETEABLE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
-  STABILIZED FIRE ACCESS ROAD (SEE DETAIL ON SHEET C400)



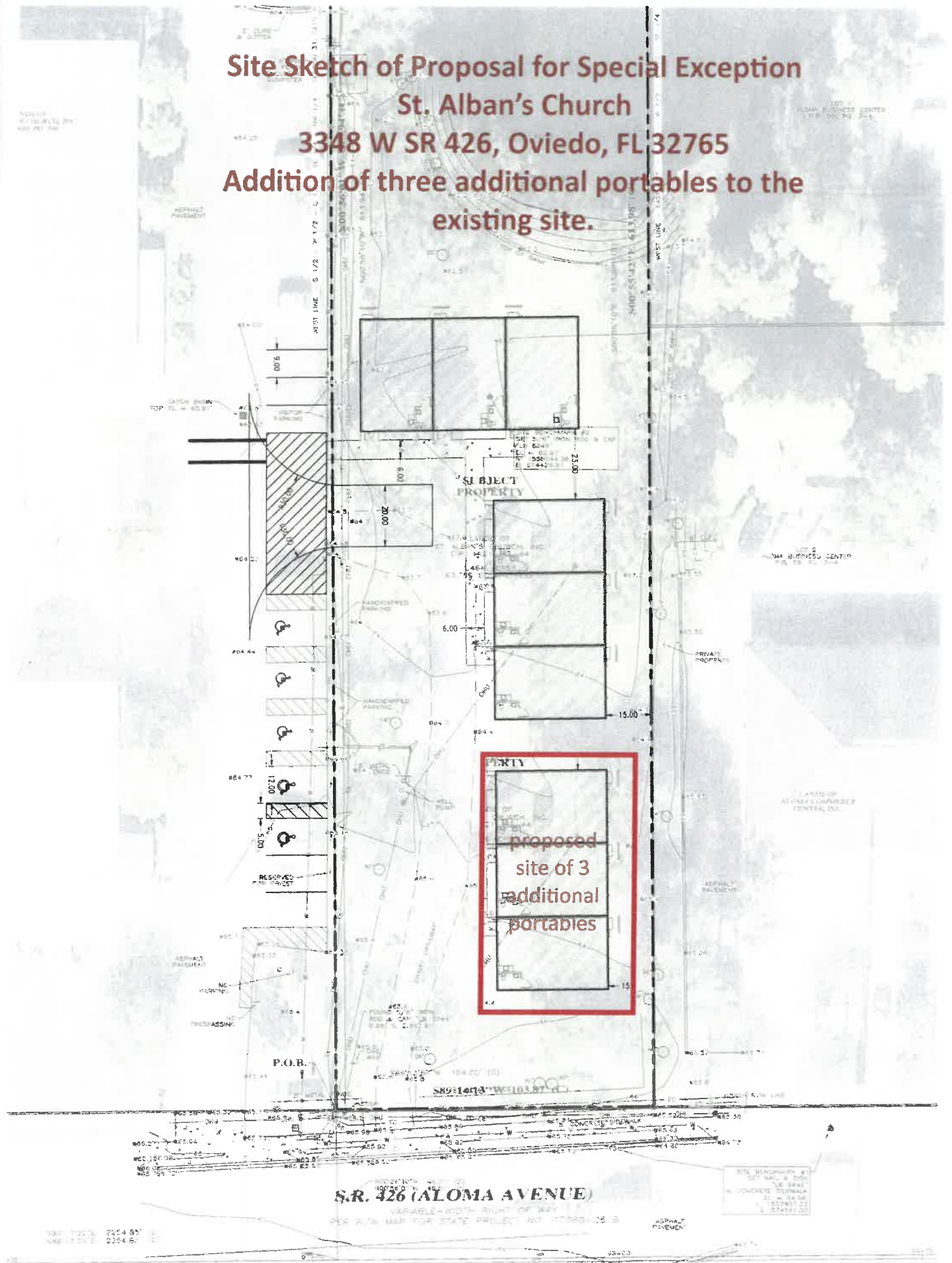
S.R. 426 (ALOMA AVENUE)

S.R. 426 (ALOMA AVENUE)

**Site Sketch of Proposal for Special Exception
St. Alban's Church**

3348 W SR 426, Oviedo, FL 32765

**Addition of three additional portables to the
existing site.**



Property Record Card



Parcel: **31-21-31-300-020A-0000**
 Property Address: **3348 W SR 426 OVIEDO, FL 32765**
 Owners: **ST ALBANS CHURCH INC**
 2026 Market Value \$1,170,896 Assessed Value \$788,891 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$16,179.29
 Churches property w/1st Building size of 1,016 SF and a lot size of 9.64 Acres

Parcel Location



Site View



312131300020A0000 02/22/2022

Parcel Information

Parcel	31-21-31-300-020A-0000
Property Address	3348 W SR 426 OVIEDO, FL 32765
Mailing Address	3348 W STATE ROAD 426 OVIEDO, FL 32765-8531
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	2	2
Depreciated Building Value	\$652,331	\$670,793
Depreciated Other Features	\$19,724	\$13,149
Land Value (Market)	\$498,841	\$498,841
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,170,896	\$1,182,783
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$382,005	\$465,609
P&G Adjustment	\$0	\$0
Assessed Value	\$788,891	\$717,174

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,179.29
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$16,179.29

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST ALBANS CHURCH INC

Legal Description

SEC 31 TWP 21S RGE 31E
 BEG 2057.61 FT E & 49.05 FT N OF W
 1/4 COR RUN N 250 FT E 20 FT N
 664.82 FT N 88 DEG 49 MIN 00 SEC E
 173.34 FT N 329.81 FT E 150 FT S 354.81 FT E
 343.34 FT S 280.54 FT W 384.91 FT S 613.98 FT
 TO A PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$788,891	\$788,891	\$0
Schools	\$1,170,896	\$1,170,896	\$0
FIRE	\$788,891	\$788,891	\$0
ROAD DISTRICT	\$788,891	\$788,891	\$0
SJWM(Saint Johns Water Management)	\$788,891	\$788,891	\$0

Sales

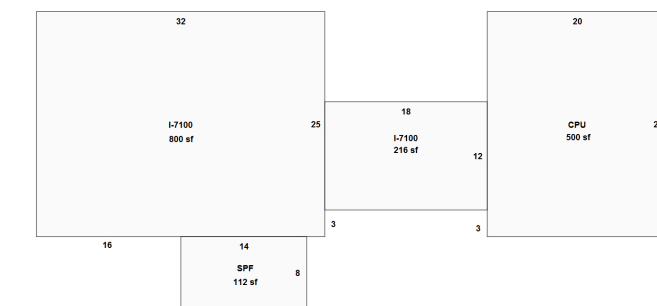
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/1/2005	\$100	05609/0346	Improved	No
WARRANTY DEED	5/1/2002	\$150,000	04421/0064	Improved	No
CORRECTIVE DEED	2/1/2002	\$100	04336/0535	Improved	No
WARRANTY DEED	8/1/1998	\$240,000	03492/0841	Improved	No

Land

Units	Rate	Assessed	Market
7.77 Acres	\$64,200/Acre	\$498,834	\$498,834
0.61 Acres	\$10.70/Acre	\$7	\$7

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1016
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$252,274
Assessed	\$133,705

* Year Built = Actual / Effective

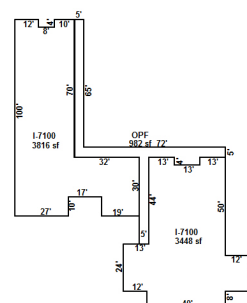
Charles Lee Kane, *Charles*

Building 1

Appendages	
Description	Area (ft²)
CARPORT UNFINISHED	500
SCREEN PORCH FINISHED	112

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7264
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$978,540
Assessed	\$518,626

* Year Built = Actual / Effective



© 2003 by Jones & Bartlett

Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	982

Permits				
Permit #	Description	Value	CO Date	Permit Date
13981	3348 W SR 426 : MISC BUILDING - COMMERCIAL-Footer for Columbarium	\$17,300		9/30/2025
06352	3348 W SR 426 : REROOF COMMERCIAL-Re Roof	\$78,000		5/2/2024
11944	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR04 CO	\$83,334		8/22/2023
11942	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR03 CO	\$83,334		8/14/2023
07929	3348 W SR 426 : FENCE/WALL COMMERCIAL-St Albans fence	\$9,100		6/19/2023
08770	3352 W SR 426 : ELECTRICAL - COMMERCIAL-Concrete portable classrooms	\$12,000		6/8/2023
08450	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables CO	\$83,334	10/15/2024	5/8/2023
03177	3348 W SR 426 : WINDOW / DOOR REPLACEMENT-SFR window alteration	\$8,000		3/16/2023
10265	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR02 Foundation Only	\$83,334	9/15/2023	1/19/2023
10261	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR01 Foundation Only	\$6,200	9/15/2023	1/17/2023
10269	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR04 Foundation Only	\$6,200	9/15/2023	1/12/2023
20790	3348 W SR 426 : REROOF COMMERCIAL-	\$5,200		12/18/2020
09175	3352 W SR 426 : ALTERATION COMMERCIAL-	\$1,500	8/21/2020	8/14/2020
04822	3348 W SR 426 : SIGN (POLE,WALL,FACIA)-existing sign	\$2,400		5/8/2019
17242	3348 W SR 426 : REROOF COMMERCIAL-	\$12,600		10/8/2018
08489	2750 WRIGHTS RD: DEMO RESIDENTIAL	\$2,300		9/5/2018
06532	REROOF	\$41,097		6/7/2016
02746	COMMERCIAL REROOF; PAD PER PERMIT 3352 W SR 426	\$46,400		4/9/2010
03309	MESSAGE BOARD SIGN	\$800		4/30/2009
08576	ELECTRICAL SERVICE TO TELEPHONE EQUIPMENT; PAD PER PERMIT 2762 WRIGHTS RD	\$2,000		8/15/2008
11050	PVC FENCE; PAD PER PERMIT 3352 W SR 426	\$1,350		10/4/2007
03908	RANGEHOOD; PAD PER PERMIT 3352 W SR 426	\$0		4/1/2003
01066	MECHANICAL & CONDENSOR; PAD PER PERMIT 3352 W SR 426	\$6,900		2/1/2003
00382	REROOF; PAD PER PERMIT 3352 W SR 426	\$3,000		1/1/2003
11995	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2750 WRIGHTS RD	\$0		12/1/2002

06861	DEMOLITION	\$0		7/1/2002
04168	INSTALL FIRE SPRINKLERS/MAIN	\$22,602		4/1/2002
08826	ADD ASSEMBLY BLDG TO EXISTING CHURCH; PAD PER PERMIT 3352 W SR 426	\$782,100	5/19/2003	9/1/2001

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1984	12175	\$32,873	\$19,724

Zoning

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

School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

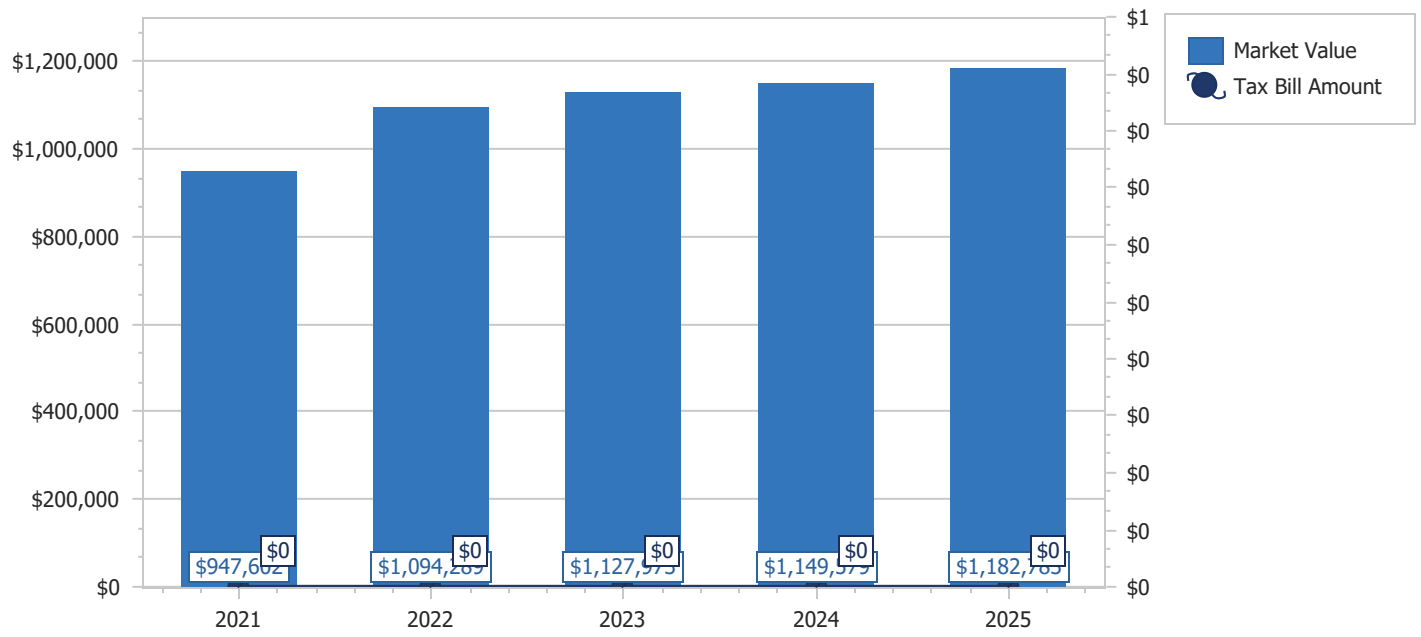
Political Representation

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

Utilities

Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

10/31/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:03:36
 PROJ # 25-80000119 RECEIPT # 0301757
 OWNER:
 JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	50.00		
AMOUNT RECEIVED.....:		50.00	

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

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000005435	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	ST ALBANS CHURCH INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	ST ALBAN'S CHURCH, INC. - PRE-APPLICATION	PROJ #: 25-80000119
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/25	
RELATED NAMES:	EP AMY CLARK	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	31-21-31-300-020A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO EXPAND AN ALREADY EXISTING SCHOOL FROM K-12 WITH 3 ADDITIONAL PORTABLE CLASSROOMS ON 8.38 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF W SR 426 AND MYSTIC LAKE DR	
NO OF ACRES	8.38	
BCC DISTRICT	1:Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF W SR 426 AND MYSTIC LAKE DR	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PETER A JOSLYN ST ALBANS CHURCH, INC 3348 W SR 426 OVIDO FL 32765 (407) 657-2376 FRPETER@STALBANSFL.COM	AMY CLARK ECCLESIAL SCHOOLS INITIATIVE 3348 W SR 426 OVIDO FL 32765 (407) 920-4365 ACLARK@ESISCHOOLS.ORG	

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 an Office Future Land Use and an A-1 (Agriculture) Zoning.
- Public and private Elementary schools are permitted in the A-1 zoning district; however, public and private middle and high schools are only permitted with a Special Exception approved by the Board of County Commissioners.
- The proposed development is subject to the Special Exception process followed by Site Plan review and approval.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Residential zoning to the north, east and west may trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This would additional to the standard buffer requirement.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
7.	Building Division	Standard building permitting will apply. - Each structure/ building will require a separate permit.	Info Only
8.	Building Division	The FBC, section 453.27 considers these structure types as "relocatable buildings". Site, and relocatables must fully comply with the FBC, and section 453.27 specifically. - A covered walkway is required between this/ these new relocatable buildings, and the core facility/ building for this school portion, FBC 453.27.5.2. - Site, paths, and access to each relocatable must be fully compliant with the Florida Accessibility Code.	Info Only
9.	Comprehensive Planning	Site has a Future Land Use of OFF (Office). The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
10.	Comprehensive Planning	Office Future Land Use is listed in the Comprehensive Plan in Policy FLU 5.3.1 Office. See below for uses: Uses - Conversion of existing residential structures to low intensity professional office uses; - General office development; - Nursery schools, libraries, laboratories, and day care centers; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. - Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area. Based on this, the proposed use appears to be	Info Only

		consistent with the Future Land Use. The proposed site, use and development must also be consistent with the underlying zoning and requirements for schools.	
11.	Comprehensive Planning	Per Policy FLU 5.3.1 Office: Special Provisions - Low intensity lot coverage (building height restrictions) and landscaping are required to minimize traffic congestion and visual impacts when office uses are located adjacent to low and medium density residential areas. - Joint access and cross access easements are encouraged to maintain roadway capacity.	Info Only
12.	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
13.	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
14.	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
15.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
18.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
19.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only

20.	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
21.	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
22.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	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	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
25.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
26.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
27.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: https://library.municode.com/fl/seminole_county/codes/land_development_code	Info Only

28.	Planning and Development	The required building setbacks for the A-1 zoning district are: Fifty (50) foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.	Info Only
29.	Planning and Development	The proposed project is subject to the Special Exception process: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html	Info Only
30.	Planning and Development	Special Exception approval may take between 4 – 6 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only
31.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval	Info Only
32.	Planning and Development	Sec. 30.11.3. - Quantities of parking required. Parking requirements for the subject use are: • Elementary and Middle: 1.75 parking spaces per classroom • High School and Above: 5 parking spaces per classroom 30.11.7.3 General Bicycle Parking Requirements. Elementary, Middle, and High: 3 bicycle parking spaces per classroom https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11P_ALORE_S30.11.3QUPARE	Info Only
33.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15_OULIRE	Info Only
34.	Planning and Development	Dumpsters will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. (a) https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.15SC	Info Only
35.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community	Info Only

		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).	
36.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
37.	Planning and Development	The proposed development is for a private school and would be required to demonstrate that the private school is complying with Section 30.9.1.12 - Private school grade levels. This Section provides a procedure for the enforcement of the land development regulations of the County relative to private schools that do not fall within the State established grade levels for public schools. If private schools are a permitted or conditional use within a zoning classification and the grade levels proposed to be provided by the private school do not match the grade levels established by State law for elementary, middle and high schools, the Development Services Director shall accomplish an impact analysis relative to the proposed private school and determine whether the impacts of the proposed private school are less than and dissimilar to the impacts of the established grade levels of a public school. In making his or her determination, the Development Services Director shall consider the maximum number of students that will attend the private school, traffic impacts, other uses of the facility in which the private school is located and such other factors as she or he determines to be relevant based upon sound and generally acceptable planning and land use principles. The Development Services Director shall issue a development order pursuant to Chapter 20 imposing such conditions and limitations relative to the approval of a private school as she or he deems appropriate to address the impacts of the private school or shall issue a denial development order if approval is denied. Decisions of the Development Services Director may be appealed pursuant to the provisions of Section 20.12. Drafter's Note—An example of the application of this provision would be if a private school is proposed for grades kindergarten through the sixth grade while public and private middle schools (with grades six through eight) are not permitted uses in the zoning classification. If the Development Services Director, upon making the impact analysis, determines that the private school should be approved notwithstanding the fact that one middle school grade level is included in the private school, such approval may be granted pursuant to a development order.	Info Only
38.	Public Safety - Fire Marshal	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

39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	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
41.	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
42.	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
43.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
44.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
45.	Public Works - Engineering	Staff has concerns about additional parking due to the increased age of the students. This may require a traffic study.	Info Only
46.	Public Works - Engineering	If there will be any additional imperious a detailed drainage and grading plan will be needed.	Info Only
47.	Public Works - Engineering	There appears to be a driveway to the east of the main driveway out to SR 426. This driveway does not meet separation and will have to be removed.	Info Only
48.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for	Info Only

		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 aperez07@seminolecountyfl.gov .	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Environmental Services	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Natural Resources	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Planning and Development	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Public Safety - Fire Marshal	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1056

Title:

9:40AM (IN PERSON) REMINGTON PARK COMMERCIAL - PRE-APPLICATION

Project Number: 25-80000118

Project Description: Proposed Site Plan for a drive-thru restaurant on 1.74 acres in the PD/C-1 Zoning District located on the south side of Remington Dr, west of Alafaya Trl

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

Parcel ID: 27-21-31-511-0000-0050++

BCC District: 1-Dallari

Applicant: Chris Hughes (407) 256-1943

Consultant: Ryan Renardo (727) 741-3536



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

PROJ. #: 25-80000118
PM: Kaitlyn
REC'D: 10/30/25

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: Remington Park Commercial | Lot 5, 6, 33

PARCEL ID #(S): 27-21-31-511-0000-0050, 27-21-31-511-0000-0060, 27-21-31-300-0330-0000

TOTAL ACREAGE: 1.74 +/-

BCC DISTRICT: Dallari

ZONING: PD & C-1

FUTURE LAND USE: COM

APPLICANT

NAME: Chris Hughes

COMPANY: Wekiva Capital Partners

ADDRESS: 941 W Morse Blvd.

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: (407) 256-1943

EMAIL: ~~c.d.hughes@gmail.com~~

c.d.hughes3@gmail.com

CONSULTANT

NAME: Ryan A. Renardo, P.E.

COMPANY: R-Squared Engineering

ADDRESS: 10312 Bloomingdale Ave., Ste. 108-367

CITY: Riverview

STATE: FL

ZIP: 33578

PHONE: (727) 741-3536

EMAIL: Ryan@RSquaredEng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed commercial development for drive-thru restaurant or coffee shop.

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

STAFF USE ONLY

COMMENTS DUE: 11/7

COM DOC DUE: 11/13

DRC MEETING: 11/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD/C-1

FLU: COM

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Remington Dr,
west of Alafaya Trl

October 22nd, 2025

Via E-Mail

Planning & Development Division
Seminole County
1101 East First Street
Sanford, Florida 32771
plandesk@seminolecounty.gov

**RE: Remington Park Commercial
Pre-Application Narrative**

Dear Committee Members,

On behalf of our client, we hereby submit the Remington Park Commercial development project for a pre-application review. The project site is located at the southwest corner of the intersection of Alafaya Trail (SR 434) and Remington Drive. The project site is comprised of three parcels having parcel ID's of 27-21-31-511-0000-0060, 27-21-31-511-0000-0050, and 27-21-31-300-0330-0000 which combine for a total site area of approx. 1.74 acres. The Future Land Use for the project site is Commercial. Two of the parcels have a zoning designation of C-1 and the other parcel has a zoning designation of PD. The site is surrounded by single-family homes to the south, commercial parcels to the north, and Alafaya Trail right-of-way to the east.

The proposed project includes a drive-thru restaurant or coffee shop with a building area around 3,000 SF. One full access driveway is proposed for the connection to Remington Drive and a right-in/right-out driveway is proposed for the connection to Alafaya Trail (SR 434). The driveway spacing for the proposed connection to Alafaya Trail does not meet the minimum FDOT spacing criteria, therefore, we will be requesting a non-confirming driveway connection from FDOT.

A standalone stormwater management system is proposed on-site and will be designed to comply with the Seminole County Land Development Code and the SJRWMD Rules and Regulations. Water and Wastewater utility services are anticipated to connect to the Seminole County utility systems.

We trust this narrative provides the necessary context and detail to support a productive and informed pre-application meeting with County staff. Should you require any additional information in advance of the meeting, please don't hesitate to contact us.

Sincerely,

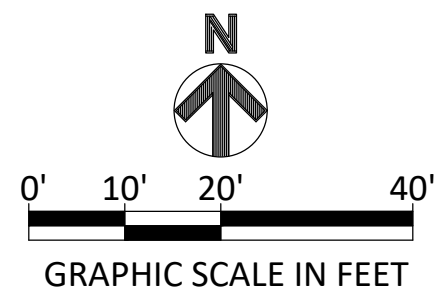
R-Squared Engineering, LLC



Ryan A. Renardo, P.E.

Principal

Ryan@RSquaredEng.com



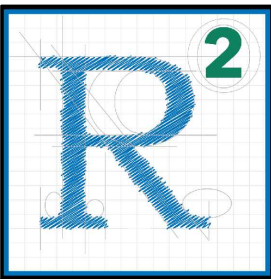
SITE LEGEND:

-
-  PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE SIDEWALK
 PROPOSED CONCRETE PAVEMENT
 PROPOSED PAVERS
 PROPOSED STORMWATER POND
 PROPOSED BUILDING
 EXISTING WETLAND TO BE REMOVED
 PROPOSED WETLAND LINE
 PROPERTY BOUNDARY LINE
 PAVEMENT ARROW
 INGRESS/EGRESS TRAFFIC FLOW

DEVELOPER:

WEKIVA CAPITAL PARTNERS
941 W MORSE BLVD.
WINTER PARK, FL 32789
(407) 256-1943
CONTACT: CHRIS HUGHES

CONSULTANT:



R-SQUARED ENGINEERING, LLC
10312 BLOOMINGDALE AVE, STE. 108-367
RIVERVIEW, FL 33578
(727) 741-3536

SEAL:

RYAN A. RENARDO, P.E.
FL P.E. #77049

PROJECT:

REMINGTON PARK COMMERCIAL

INTERSECTION OF ALAFAYA TRAIL & REMINGTON DRIVE
OVIEDO, FL 32765

SECTION 27, TOWNSHIP 21 S, RANGE 31 E

PARCEL #'S: 27-21-31-[511-0000-0050; 511-0000-0060; 300-0330-0000]

[illegible]

PROJECT MANAGER:	RAR
DRAWING BY:	RAR
JURISDICTION:	SEMINOLE COUNTY, FL
DATE:	2025-10-22
TITLE:	

CONCEPT SITE PLAN

SHEET NUMBER: CSP-1.0

COMMENTS: CONCEPTUAL

JOB/FILE NUMBER: XXX.XXX

Property Record Card



Parcel: 27-21-31-511-0000-0050
 Property Address:
 Owners: HARROD GROUP INC THE
 2026 Market Value \$451,867 Assessed Value \$451,867 Taxable Value \$451,867
 2025 Tax Bill \$6,181.09
 Vac General-Commercial property has a lot size of 0.78 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-511-0000-0050
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	REMINGTON COMMERCIAL PARK
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$451,867	\$451,867
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,867	\$451,867
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	\$451,867	\$451,867

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,181.09
Tax Bill Amount	\$6,181.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HARROD GROUP INC THE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 (LESS RD) & PT OF LOT 6 DESC
AS BEG SW COR LOT 5 RUN W 17.13 FT
N 209.9 FT NELY ALONG CURVE 6.01 FT
S TO BEG
REMINGTON COMMERCIAL PARK
PB 41 PGS 9 & 10

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,867	\$0	\$451,867
Schools	\$451,867	\$0	\$451,867
FIRE	\$451,867	\$0	\$451,867
ROAD DISTRICT	\$451,867	\$0	\$451,867
SJWM(Saint Johns Water Management)	\$451,867	\$0	\$451,867

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2001	\$100	04229/1938	Vacant	No
WARRANTY DEED	4/1/2001	\$100	04049/0659	Vacant	No

Land

Units	Rate	Assessed	Market
37,972 SF	\$11.90/SF	\$451,867	\$451,867

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

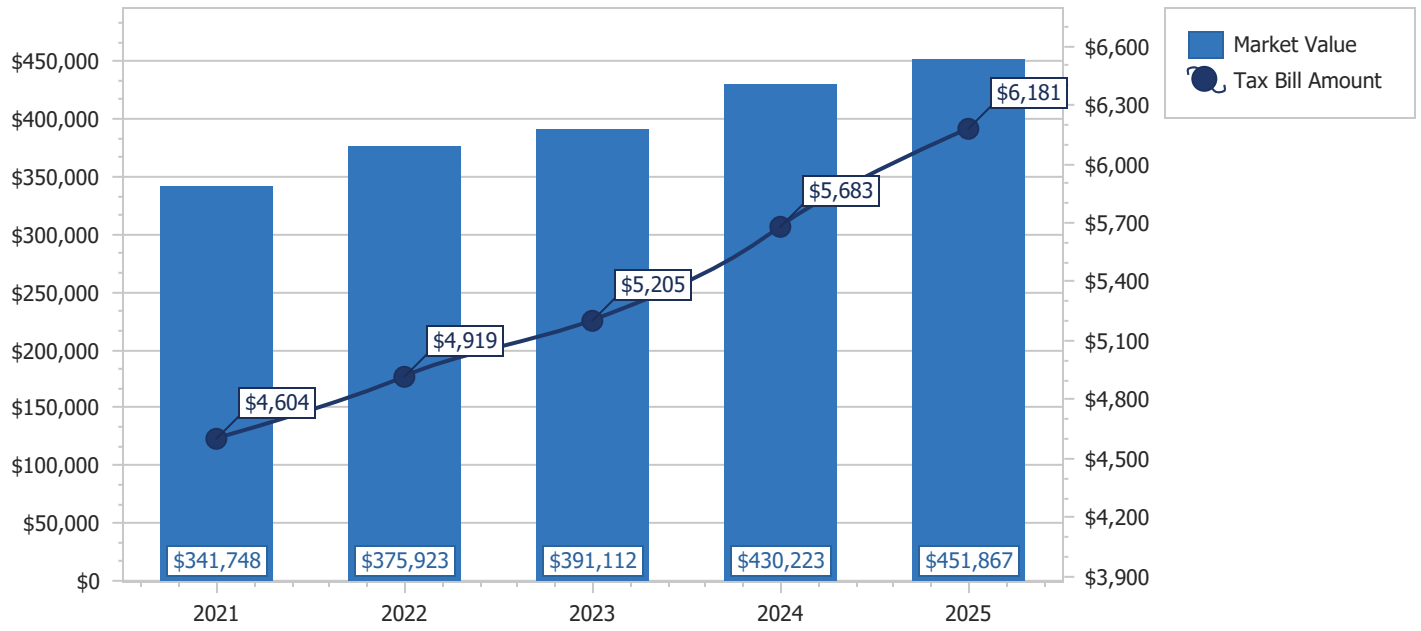
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
Fire Station #	Station: 65 Zone: 651
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: 27-21-31-511-0000-0060
 Property Address:
 Owners: HARROD GROUP INC
 2026 Market Value \$85,263 Assessed Value \$85,263 Taxable Value \$85,263
 2025 Tax Bill \$1,166.31
 Vac General-Commercial property has a lot size of 0.86 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-511-0000-0060
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	REMINGTON COMMERCIAL PARK
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$85,263	\$85,263
Land Value Agriculture	\$0	\$0
Just/Market Value	\$85,263	\$85,263
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	\$85,263	\$85,263

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,166.31
Tax Bill Amount	\$1,166.31
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HARROD GROUP INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 (LESS BEG SW COR LOT 5 RUN W 17.13
FT N 209.9 FT NELY ALONG CURVE 6.01 FT S TO
BEG) REMINGTON COMMERCIAL PARK PB 41
PGS 9 & 10

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$85,263	\$0	\$85,263
Schools	\$85,263	\$0	\$85,263
FIRE	\$85,263	\$0	\$85,263
ROAD DISTRICT	\$85,263	\$0	\$85,263
SJWM(Saint Johns Water Management)	\$85,263	\$0	\$85,263

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	12/1/2006	\$100	06501/0968	Vacant	No
WARRANTY DEED	11/1/2006	\$55,000	06501/0974	Vacant	No
SPECIAL WARRANTY DEED	12/1/2001	\$100	04238/0433	Vacant	No
SPECIAL WARRANTY DEED	11/1/2001	\$100	04229/1941	Vacant	No

Land

Units	Rate	Assessed	Market
0.47 Acres	\$453.20/Acre	\$213	\$213
16,988 SF	\$5.89/SF	\$85,050	\$85,050

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

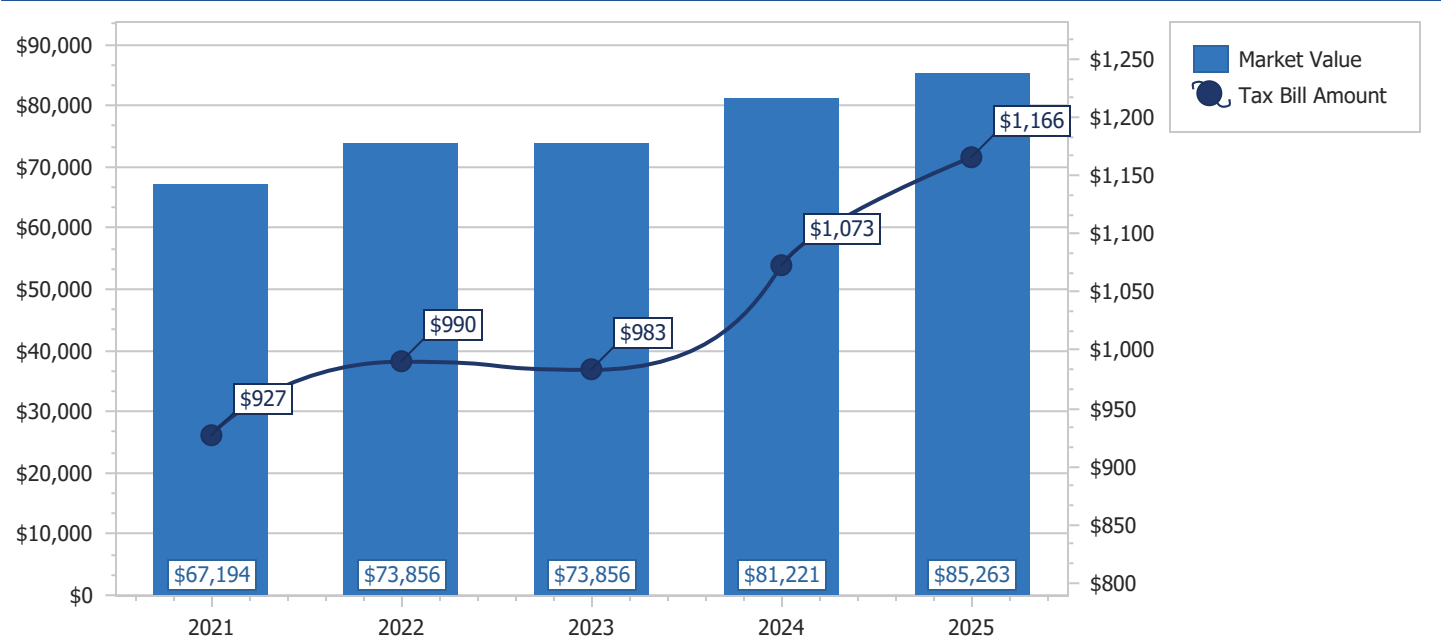
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

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: 65 Zone: 651
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: 27-21-31-300-0330-0000
 Property Address:
 Owners: HARROD, ROBERT W TR
 2026 Market Value \$51,836 Assessed Value \$51,836 Taxable Value \$51,836
 2025 Tax Bill \$674.80 Tax Savings with Non-Hx Cap \$34.26
 Vac General-Commercial property has a lot size of 0.10 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-300-0330-0000
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$51,836	\$51,836
Land Value Agriculture	\$0	\$0
Just/Market Value	\$51,836	\$51,836
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$4,065
P&G Adjustment	\$0	\$0
Assessed Value	\$51,836	\$47,771

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$709.06
Tax Bill Amount	\$674.80
Tax Savings with Exemptions	\$34.26

Owner(s)

Name - Ownership Type

HARROD, ROBERT W TR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 27 TWP 21S RGE 31E
E 150 FT OF S 75 FT OF NW 1/4 OF SW
1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$51,836	\$0	\$51,836
Schools	\$51,836	\$0	\$51,836
FIRE	\$51,836	\$0	\$51,836
ROAD DISTRICT	\$51,836	\$0	\$51,836
SJWM(Saint Johns Water Management)	\$51,836	\$0	\$51,836

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2012	\$100	07721/0806	Vacant	No
WARRANTY DEED	2/1/2007	\$8,300	06595/1849	Vacant	No
ADMINISTRATIVE DEED	7/1/1995	\$100	02948/0594	Improved	No

Land

Units	Rate	Assessed	Market
4,356 SF	\$11.90/SF	\$51,836	\$51,836

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
03480	CONCRETE STEPS	\$50		5/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed

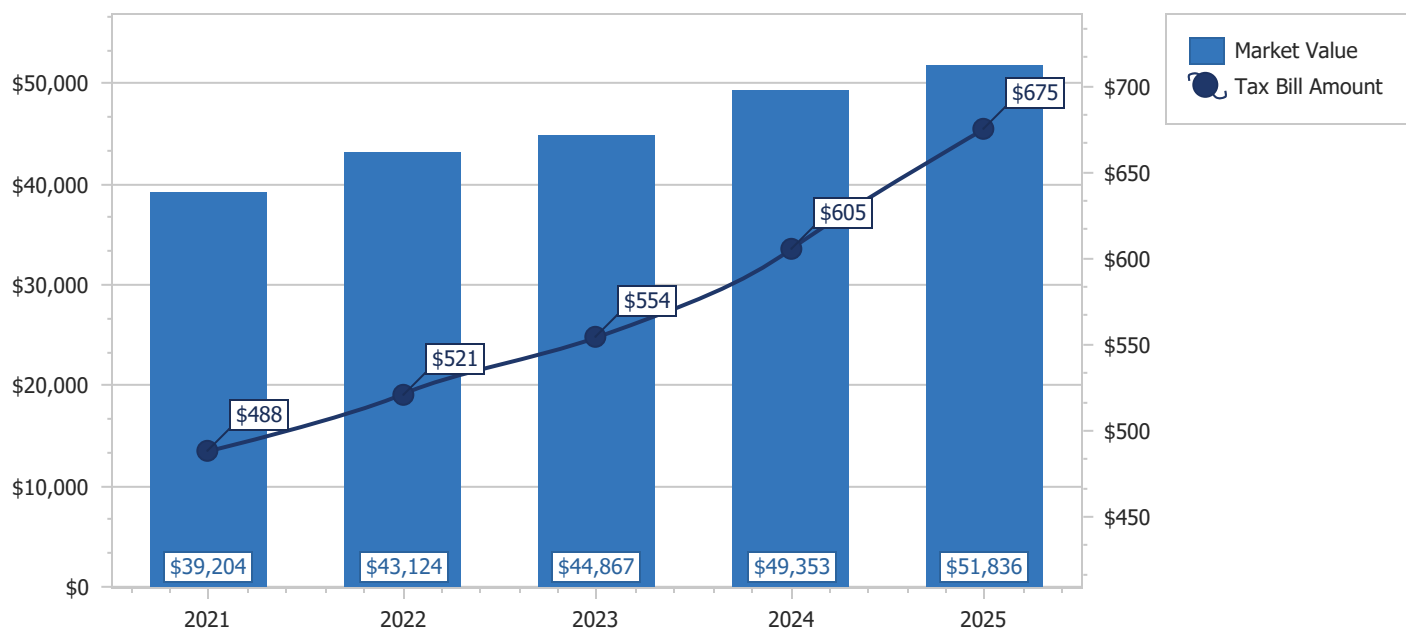
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 10/31/2025 10:25:50 AM
Project: 25-80000118
Credit Card Number: 47*****7727
Authorization Number: 066834
Transaction Number: 311025C29-E366FE95-7DAA-429E-86EC-13F6B76CD4B0
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	REMINGTON PARK COMMERCIAL - PRE-APPLICATION	PROJ #: 25-80000118
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/30/25	
RELATED NAMES:	EP RYAN RENARDO	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-511-0000-0050++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE-THRU RESTAURANT ON 1.74 ACRES IN THE PD/C-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF REMINGTON DR, WEST OF ALAFAYA TRL	
NO OF ACRES	1.74	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-1/PD	
LOCATION	ON THE SOUTH SIDE OF REMINGTON DR, WEST OF ALAFAYA TRL	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
CHRIS HUGHES WEKIVA CAPITAL PARTNERS 941 W MORSE BLVD WINTER PARK FL 32789 (407) 256-1943 C.D.HUGHES3@GMAIL.COM	RYAN RENARDO R-SQUARED ENGINEERING 10312 BLOOMINGDALE AVE STE 108 RIVERVIEW FL 33578 (727) 741-3536 RYAN@RSQUAREDENG.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.

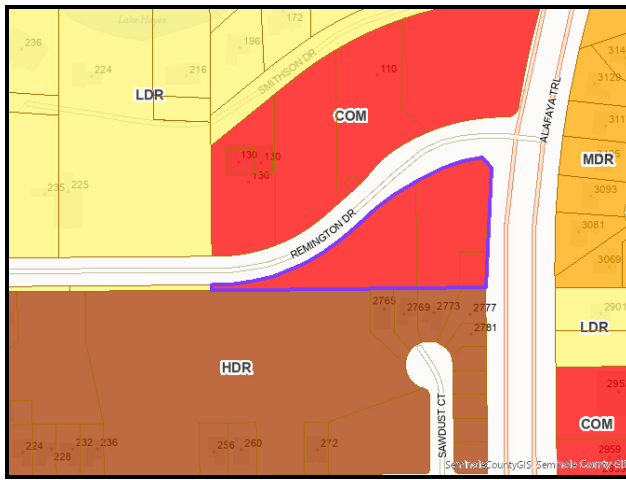
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

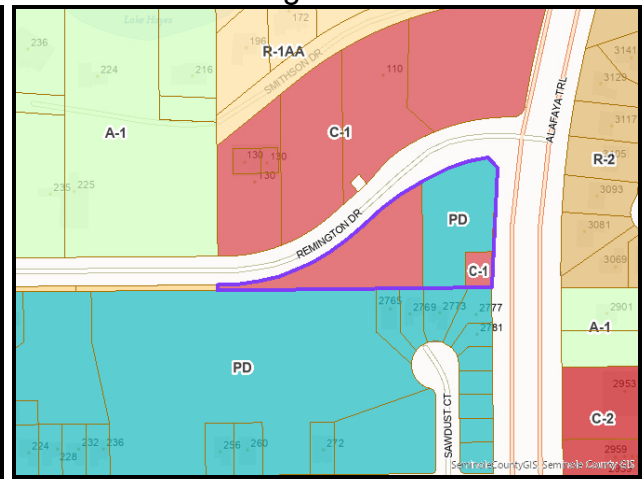
- The subject property has a Future Land Use of Commercial (COM) and a zoning designation of PD (Planned Development) and C-1, Retail Commercial.
- Remington Commercial Park PD was approved on July 25, 2000. The proposed plan is not consistent with the Development Order (DO); thus a rezone is required. A rezone to C-1, Retail Commercial, would be consistent with the surrounding area.
- If the proposed development intends to combine the three (3) parcels, a replat will be required.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: COM



Zoning: C-1 and PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan/final engineering review. Buffer requirements will be calculated based on project intensity. Per Sec. 30.14.6, Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	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, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Buffers and CPTED	The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
5.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .	Info Only
6.	Buffers and CPTED	General buffer and landscaping concepts will be required to be shown on the Master Development Plan if rezoning to a PD per SCLDC Sec. 30.8.5.5.	Info Only
7.	Buffers and CPTED	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
8.	Buffers and CPTED	Please see SCLDC. Sec. 30.14.13 for parking lot landscaping https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA	Info Only
9.	Building Division	11/6/25: - Standard permitting will apply. - Each structure, building will require a separate permit package. Example: buildings, structure, stand-alone awnings, retaining walls,	Info Only

		fence/ gate systems, signage, dumpster enclosures, etc.....	
10.	Comprehensive Planning	Future Land Use of COM across all proposed parcels. The maximum FAR is noted in the associated entitlement documents. The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. There's a manhole on the south side of Remington Drive near the northwest property line of parcel 27-21-31-511-0000-0050.	Info Only
13.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and will be required to connect. There's a 12" PVC reclaim water main running along the centerline of Alafaya Trail.	Info Only
14.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 20" DI potable water main running along the west side of Alafaya Trail. There is also a 10" PVC potable water main running along the north side of Remington Drive.	Info Only
17.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree	Info Only

		designated a Florida State Champion shall likewise be within this definition.	
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	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
23.	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
24.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	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 two (2) 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	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	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	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	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees,	Info Only

		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)	
31.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
32.	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
33.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
34.	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
35.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
36.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
37.	Planning and Development	The Planned Commercial Development (PCD) on the subject property was approved on July 25, 2000. As stated	Info Only

		in DO #2000-0024, Remington Commercial Park PCD, Lot 5 is proposed as a single lot and single-phase development. The proposed development in this pre-application is not consistent with the DO approved for the PCD; and therefore, will require a rezone.	
38.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. Please also see Sec. 30.11.6 for design. • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
39.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
40.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE)	Info Only
41.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
42.	Planning and Development	1st Step – Rezone - 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. 2nd step – Approval of Site Plan/Final Engineering Plans. 3rd Step – Final Plat: 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. Building permits for vertical construction can be issued after the Final Plat is approved.	Info Only
43.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in	Info Only

		compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
44.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum 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
45.	Planning and Development	Per the C-1 zoning district and Commercial Future Land Use. the following regulations apply: Maximum Floor Area Ratio (F.A.R.) is 0.35 Minimum required open space is twenty-five (25)%, and Maximum building height is thirty-five (35) feet.	Info Only
46.	Planning and Development	The minimum building setbacks for the C-1 (Retail Commercial) district are as follows: Front- Twenty-five (25) feet Rear- Ten (10) feet Side- Zero (0) feet Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
47.	Planning and Development	If the proposed development intends to combine the properties, then a replat will be required. If the proposed development intends to keep the parcels separated, then development within each parcel will have to maintain	Info Only

		setbacks per the zoning district.	
48.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
49.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers as well as lands within the 100 year floodplain during the platting process.	Info Only
50.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
51.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
52.	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
53.	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
54.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
55.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
56.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly draining class soils.	Info Only

58.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
59.	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
60.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the existing Remington drainage system.	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
63.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
64.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
66.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Info Only
67.	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
68.	Public Works - Engineering	The proposed access onto Alafaya Trail does not meet separation requirements. Please note Alafaya Trail is an FDOT road and any permits would have to go through them for work in the right of way.	Info Only
69.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed . The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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

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

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

Seminole County Property Appraiser Maps:
<https://map.scpafl.org/>

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

Wekiva Consistency form:
<https://www.seminolecountyfl.gov/docs/default-source/pdf/WevikaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):
www.fema.gov

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1053

Title:

SEMINOLE CROSSING WEST AT SR 46 - PRELIMINARY SUBDIVISION PLAN

Project Number: 25-55100002

Project Description: Proposed Preliminary Subdivision Plan for 2 commercial lot development on 5.178 acres in the PD Zoning District located on the northwest corner of W SR 46 and Harvest Time Dr

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

Parcel ID: 29-19-30-300-0020-0000

BCC District: 5-Herr

Applicant: Bryan Schultz (813) 760-2621

Consultant: Ronald Henson (407) 468-4104



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

PROJ. #. **25-55100002**

RECEIVED AND PAID 09/09/2025

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☒ PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
☐ FINAL ENGINEERING (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
☐ FINAL PLAT (FP)	\$1,500.00
☐ MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME:	Seminole Crossing West at SR 46						
PARCEL ID #(S):	29-19-30-300-0020-0000						
NUMBER OF LOTS:	2 Lots, 1 Tract	☐ SINGLE FAMILY	☐ TOWNHOMES	☒ COMMERCIAL	☐ INDUSTRIAL	☐ OTHER	
ARE ANY TREES BEING REMOVED?	☒ YES	☐ NO	(IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)				
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities				
ZONING:	PD C-2	FUTURE LAND USE:	HIPTI	TOTAL ACREAGE:	5.178 Acres	BCC DISTRICT:	5: Herr

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME:	Bryan Schultz	COMPANY:	Sanford West 46 LLC
ADDRESS:	6414 Montclair Bluff Lane		
CITY:	Windermere	STATE:	FL
		ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Ronald Henson II, P.E.	COMPANY:	Ronald Henson II, P.E., LLC
ADDRESS:	1528 Rockwell Heights Drive		
CITY:	Deland	STATE:	FL
		ZIP:	32724
PHONE:	(407) 468-4104	EMAIL:	rmhenson2nd@outlook.com

OWNER(S)

NAME(S):	Sanford West 46 LLC		
ADDRESS:	6414 Montclair Bluff Lane		
CITY:	Windermere	STATE:	FL
		ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

☒ I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. (**Minor Plat and Final Engineering require Concurrency Test Review**). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



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

09/10/2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Bryan Schultz, Sanford W 46 LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0020-0000 hereby designates Ronald Henson II, P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER:

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

09/10/2025

Date


Property Owner's Signature

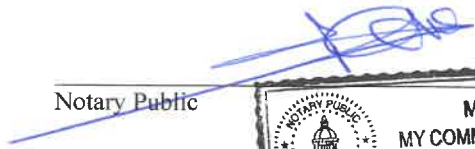
Bryan Schultz

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared BRYAN SCHULTZ (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 9 day of 10, 2025.


Notary Public



Property Record Card



Parcel: 29-19-30-300-0020-0000
 Property Address:
 Owners: **SANFORD W 46 LLC**
 2025 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163
 2024 Tax Bill \$26,195.60
 Vac General-Commercial property has a lot size of 5.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,983,163	\$1,983,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,983,163	\$1,983,163
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	\$1,983,163	\$1,983,163

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$26,195.60
Tax Bill Amount	\$26,195.60
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE
(LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,983,163	\$0	\$1,983,163
Schools	\$1,983,163	\$0	\$1,983,163
FIRE	\$1,983,163	\$0	\$1,983,163
ROAD DISTRICT	\$1,983,163	\$0	\$1,983,163
SJWM(Saint Johns Water Management)	\$1,983,163	\$0	\$1,983,163

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

Land

Units	Rate	Assessed	Market
104,304 SF	\$19/SF	\$1,981,776	\$1,981,776
2.77 Acres	\$500/Acre	\$1,387	\$1,387

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

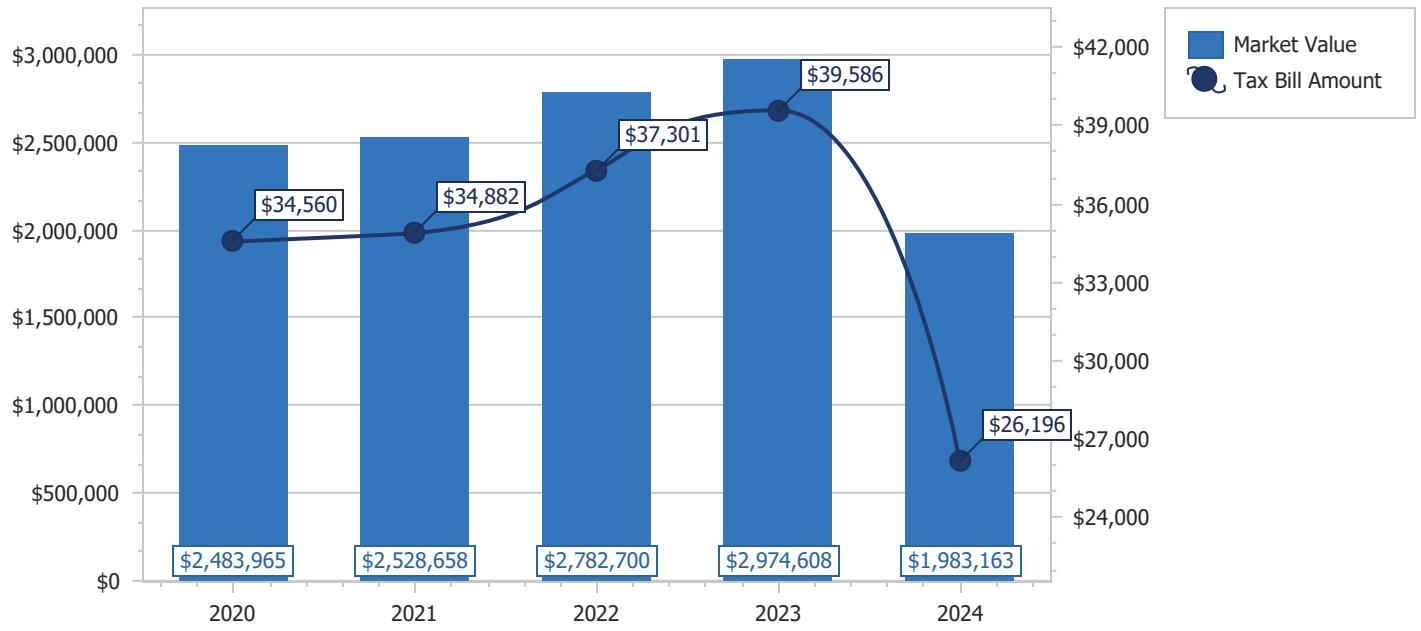
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Limited Liability Company
SANFORD W 46 LLC

Filing Information

Document Number L24000202889
FEI/EIN Number 99-3567611
Date Filed 04/30/2024
Effective Date 04/30/2024
State FL
Status ACTIVE

Principal Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Mailing Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Registered Agent Name & Address

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Authorized Person(s) Detail

Name & Address

Title MGR

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Annual Reports

Report Year	Filed Date
2025	04/28/2025

Document Images

[04/28/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/30/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

OWNER:
JOB ADDRESS:
LOT #:

PRELIMINARY SUBDIVISION 1530.00 1530.00 .00

TOTAL FEES DUE.....: 1530.00

AMOUNT RECEIVED.....: 1530.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: .00
CHECK NUMBER.....: 000055100002 # 2051
CASH/CHECK AMOUNTS...: 1530.00
COLLECTED FROM: SANFORD W 46 LLC
DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE CROSSING WEST AT SR 46 - PSP	PROJ #: 25-55100002
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	9/10/25	
RELATED NAMES:	EP RONALD HENSON	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 2 COMMERCIAL LOT DEVELOPMENT ON 5.178 ACRES	
NO OF ACRES	5.178	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
BRYAN SCHULTZ SANFORD WEST 46 LLC 6414 MONTCLAIR BLUFF LN WINDERMERE FL 34786 (813) 760-2621 B.SCHULTZ@OCEANBLEUGROUP.COM		RONALD HENSON RONALD HENSON II, P.E., LLC 1528 ROCKWELL HEIGHTS DR DELAND FL 32724 (407) 468-4104 RMHENSON2ND@OUTLOOK.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On sheet 101 L1.0 Landscape Plan, please revise the east buffer to state the type of plant group (e.g. Plant Group A), please refer to Sec. 30.14.3.1 to see the different types of plant groups. Please check and revise your buffer calculations based on the plant group type that is selected.	Unresolved
2.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
3.	Building Division Phil Kersey	11/4/25: Standard permitting will apply - A separate building permit is required for each building, and/ or structure, example: each building, stand-alone structure, signage, fence/ gate systems, access control, dumpster enclosures, etc....	Info Only
4.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
5.	Environmental Services James Van Alstine	On Sheet 1: Cover Sheet, please our contact information to the following: Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 Contact: Utilities Engineering Phone: 407-665-2024	Unresolved
6.	Environmental Services James Van Alstine	On Sheet 2: Notes & Specifications, please update sanitary sewer note 4 to specify that PVC gravity sewer shall be SDR 26, not SDR 35. Update sanitary sewer note 6 so that the pressure class is 235 psi, not 150/200 and that the dimensional ratio shall be DR 18, not DR 21. Update water system note 5 to specify that all MJ fittings shall conform to C153 only, no C110. Update water system note 7 so that PVC water main 4"-12" shall be C900, pressure class 235, DR 18. Update water system note 9 so that service tubing (not pipe) shall be pressure class 250, not 200. Update water system note 10 so gate valves shall conform to C515, not C509.	Unresolved
7.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, please reroute the water main's alignment to flow through green space as much as possible. For example, along the grass space corridor between the dry retention pond and the roadway. Along the proposed alignment up to and including the fire hydrant, please draw in and	Unresolved

		callout a minimum 15 ft wide utility easement as this will be publicly owned infrastructure since it's not downstream of water master meter. A 10 ft utility easement shall be provided along water service lines up to and including the water meter so I would recommend installing the water within the 15 ft wide utility easement that is to be provided for the water main and running the private portion of the water service to each respective lot. Please ensure that the water service connections on the water main (the service saddles/taps) are made in green space, not under pavement, so that we have easier access for maintenance/service line isolation at the corporation stop.	
8.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, is the gravity sewer intended to be publicly owned/maintained or private? Typically, gravity sewer servicing multiple lots (in this case 2) are publicly owned/maintained unless some sort of shared use agreement is recorded between the lot owners. If the gravity sewer is to be public, please provide a 15 ft utility easement along the alignment of the gravity sewer up to and including the manhole. Please update the proposed alignment of the gravity sewer so that the flow through the existing manhole to the existing pump station does not make less than a 90-degree angle (sharp turns in the flow channel promote clogging and significant turbulence, and H2S gas release). A second proposed manhole prior to the existing manhole will likely be needed to ensure the direction of gravity sewer flow meets the minimum 90 degree or greater requirement.	Unresolved
9.	Environmental Services James Van Alstine	On Sheet 6: Utility Plan, please update the callout for the fire hydrant to specify that it'll be a public fire hydrant.	Unresolved
10.	Environmental Services James Van Alstine	On Sheet 11: Utility Details, please add the following Seminole County standards: SD 101, SD 104, SD 105, SD 108, SD 109, SD 115, SD 204, SD 208, SD 211, and SD 302.	Unresolved
11.	Planning and Development Annie Sillaway	Please place a note on the Preliminary Subdivision Plan that states, the zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement #25-20500017 and the Development Order #23-20000011 as well as the Final Development Plan.	Unresolved
12.	Planning and Development Annie Sillaway	On all the plan sheets in the title block, please revise "Subdivision and Development Plan" to say "Preliminary Subdivision Plan".	Unresolved

13.	Planning and Development Annie Sillaway	The Preliminary Subdivision Plan (PSP) must be approved by the Planning and Zoning Commission. The PSP will not be scheduled for a Commission meeting until all comments for both the PSP and the Final Development Plan (FDP) have been addressed, and staff has received the executed Developers Commitment Agreement (DCA).	Info Only
14.	Planning and Development Annie Sillaway	On the coversheet, please provide a scale on the location map.	Unresolved
15.	Planning and Development Annie Sillaway	On the coversheet, please provide the utility providers and the parcel number.	Unresolved
16.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the total site area.	Unresolved
17.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the proposed uses or use for Lot 1 and Lot 2.	Unresolved
18.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please state the maximum Floor Area Ratio (F.A.R.) and the proposed F.A.R. net buildable calculation breakdown for Lot 1 and Lot 2. Net Buildable Definitions: The total number of acres within the boundary of development, excluding natural lakes and wetlands or flood prone areas since the proposed site is within the Urban Core Area. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Unresolved
19.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please revise maximum allowable and proposed building heights for Lots 1 and 2. Per the recorded development order, the maximum allowable building height is thirty-five (35) feet.	Unresolved
20.	Planning and Development Annie Sillaway	Per condition M in the recorded development order, the Applicant is required to state a Property Association will be created to manage all common areas and facilities. Please provide a note on the FDP that all common areas and facilities will be maintained _____ property association.	Unresolved
21.	Planning and Development Annie Sillaway	Per condition V in the recorded development order, at the time of the final development plan, a cross access easement agreement between the proposed site to be developed and the adjacent parcel #28-19-30-5NQ-0C00-0000 (Owner:	Info Only

		Sunplex Seminole Crossing, LLC) shall be entered into at the time of the Final Development Plan. The recorded cross access easement agreement will be required to be provided at the time of Final Engineering.	
22.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please revise the open space to provide the minimum open space and proposed open space.	Unresolved
23.	Planning and Development Annie Sillaway	On sheet 4, please provide the property dimension for the south boundary line that faces SR 46.	Unresolved
24.	Planning and Development Annie Sillaway	On sheet 4, please provide the dimension along the western portion of the site for Tract A.	Unresolved
25.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states Utility lines will be designed to meet Seminole County requirements.	Unresolved
26.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way".	Unresolved
27.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "All project signage shall comply with the SR 46 Gateway Corridor Overlay and the Seminole County Land Development Code".	Unresolved
28.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "The developer will provide an internal pedestrian circulation system giving access to all portions of the development".	Unresolved
29.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states, "Sidewalks shall be in compliance with Seminole County Engineering Manual Sec. 1.10.5 - Sidewalks".	Unresolved
30.	Planning and Development Annie Sillaway	On sheet 4, please provide the location of the post-floodplain line.	Unresolved
31.	Planning and Development Annie Sillaway	On sheet 4, please provide a note that states off-street parking stall size shall meet the minimum size of nine (9) feet by eighteen (18) feet.	Unresolved
32.	Planning and Development Annie Sillaway	On sheet 4 under the site data, please provide the hours of operation for Lot 1 and Lot 2. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the	Unresolved

		development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours.	
33.	Planning and Development Annie Sillaway	On sheet 4, provide a note on the plan that states Lot 1 and Lot 2 will meet the bicycle parking requirements per the Seminole County Land Development Code.	Unresolved
34.	Planning and Development Annie Sillaway	Additional comments may be generate based on the resubmittal.	Unresolved
35.	Planning and Development Annie Sillaway	On sheet 2 under the table for the "Future of Lot 1 Coverage Calculations" please revise to include the dry retention area within the title of the table.	Unresolved
36.	Planning and Development Annie Sillaway	On the FDP, please provide a tract table and describe the use ownership, maintenance, and size (sq. ft. and acreage) of Tract A.	Unresolved
37.	Planning and Zoning Annie Sillaway	Place a note on the Preliminary Subdivision Plan that the development will be developed in one (1) phase.	Unresolved
38.	Public Safety - Addressing Amy Curtis	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
39.	Public Safety - Addressing Amy Curtis	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
40.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half ()	Info Only

	Amy Curtis	inch in width. SCLDC 90.5 (1)	
41.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
42.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
43.	Public Safety - Addressing Amy Curtis	(Development Name) Is SEMINOLE CROSSING WEST SR 46 the name to be labeled on the Plat? The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat . Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e))177.051) (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)	Info Only
44.	Public Safety - Addressing Amy Curtis	Please contact Amy Curtis 407-665-5191 or email: addressing@seminolecountyfl.gov to start the naming process for a plat.	Info Only
45.	Public Safety - Addressing Amy Curtis	On future submittals, please include the adjacent lot number located to the east 28-19-30-5NQ-0000-0010, the adjacent lot number located to the west 29-19-30-300-005D-0000 & the adjacent lot number 29-19-30-5CO-0000-001A located to the north.	Info Only

46.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
47.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Unresolved
48.	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, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector 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.	Unresolved
49.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in	Unresolved

	Matthew Maywald	accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
50.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
51.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Unresolved
52.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
53.	Public Safety - Fire Marshal Matthew Maywald	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
54.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
55.	Public Safety - Fire Marshal Matthew Maywald	Hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Section 7.2.3.	Unresolved
56.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
57.	Public Safety - Fire Marshal Matthew Maywald	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
58.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the	Unresolved

		double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
59.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
60.	Public Works - County Surveyor Raymond Phillips	Boundary Survey: Survey doesn't identify what was found at the ne corner of the s 3/4 of the ne 1/4 but states 329.45 measured. SW corner of property not identified as to type of monument. Survey doesn't identify the recording information for SR 46. survey states there is flood plain "a" but doesn't delineate said flood plain. Survey incomplete missing sheet 4 of 4. The expected dimension of the s3/4 of the w 1/2 of the e 1/4 of the ne 1/4 of section 29-19-30 is approximately 1980 which goes beyond Gertrude so stating its the north half of such would be more accurate, survey needs to show every dimension from the legal description. are we certain that there is no easement for the lockhart smith canal? Note 13 states it identifies the adjacent property owners but doesnt identify the owners of 29-19-30-300-005D-0000. Boundary survey doesn't show the adjacent easements from the plat of seminole crossings.	Unresolved
61.	Public Works - County Surveyor Raymond Phillips	Plan shows work being done outside of the subject parcel into Tract C a private tract connecting to a private sewer manhole	Info Only
62.	Public Works - County Surveyor Raymond Phillips	Should not the dry retention be within an easement that can be dedicated to both lot 1 and lot 2? A preliminary plat should look like a plat and identify all proposed easements the owners of such and the maintenance responsibilities of said easements/tracts. If there is no easement for the maintenance of the Lockhart Smith canal should there not be one created with this project? Should the cross access roadway not be within an access easement?	Unresolved
63.	Public Works - Engineering Jim Potter	Provide a note on the plan stating that the development will meet Seminole County and SJRWMD drainage and water quality requirements.	Unresolved

64.	Public Works - Engineering Jim Potter	Please remove the internal lot 1 and lot 2 accesses from the plans. The internal accesses are not required to be shown. The access to the east and SR46 are required to be shown.	Unresolved
65.	Public Works - Engineering Jim Potter	Note that the Tract A is primarily Compensating storage. While a wet pond for fill would be allowed, the use of the pond for retention / detention for the site would not be allowed. If additional compensation storage is required, the layout may have to be adjusted and lot 1 and lot 2 area may be lost.	Info Only
66.	Public Works - Engineering Jim Potter	Note that no more than 5000 cubic yards of net fill export from the site is allowed without a borrow pit permit.	Info Only
67.	Public Works - Impact Analysis Arturo Perez	TIS Report was submitted, reviewed, and approved.	Info Only
68.	Public Works - ROW Review Neil Newton	The subject development does not front on any County roadway.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Approved	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - ROW Review	Approved	Neil Newton 407-665-5711 nnewton@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/13/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Becky, Jim, James, Matthew, Raymond
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1057

Title:

LYMAN ROAD - PRE-APPLICATION

Project Number: 25-80000120

Project Description: Proposed Site Plan for a warehouse and garage on 2.48 acres in the M-1 Zoning District located on the south side of Plumosa Ave, west of Anchor Rd

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

Parcel ID: 07-21-30-521-0000-0040+

BCC District: 4-Lockhart

Applicant: Gerald Braley

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. #: 25-80000120
PM: 10/31/25
REC'D: Annie

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: Lyman Road
PARCEL ID #(S): 07-21-30-521-0000-0040 & 07-21-30-521-0000-0050
TOTAL ACREAGE: 2.45 AC BCC DISTRICT: District 4
ZONING: M-1 FUTURE LAND USE: Industrial

APPLICANT

NAME: Gerald Braley COMPANY: Bay Pointe Community Builders
ADDRESS: 2758 Babbitt Avenue
CITY: Orlando STATE: FL ZIP: 32833
PHONE: EMAIL:

CONSULTANT

NAME: Bryan Potts, P.E. COMPANY: Tannath Design, Inc.
ADDRESS: 2494 Rose Spring Drive
CITY: Orlando STATE: FL ZIP: 32825
PHONE: 407-982-9878 EMAIL: BPotts@tannathdesign.com

PROPOSED DEVELOPMENT

Brief description of proposed development: 20,000 SF Warehouse with attached office and a 1,500 SF Storage Garage.

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

STAFF USE ONLY

COMMENTS DUE: 11/7 COM DOC DUE: 11/13 DRC MEETING: 11/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1 FLU: IND LOCATION: on the south side of Plumosa Avem west of Anchor Rd
W/S: City of Casselberry BCC: 4: Lockhart



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

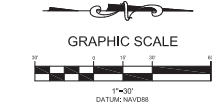
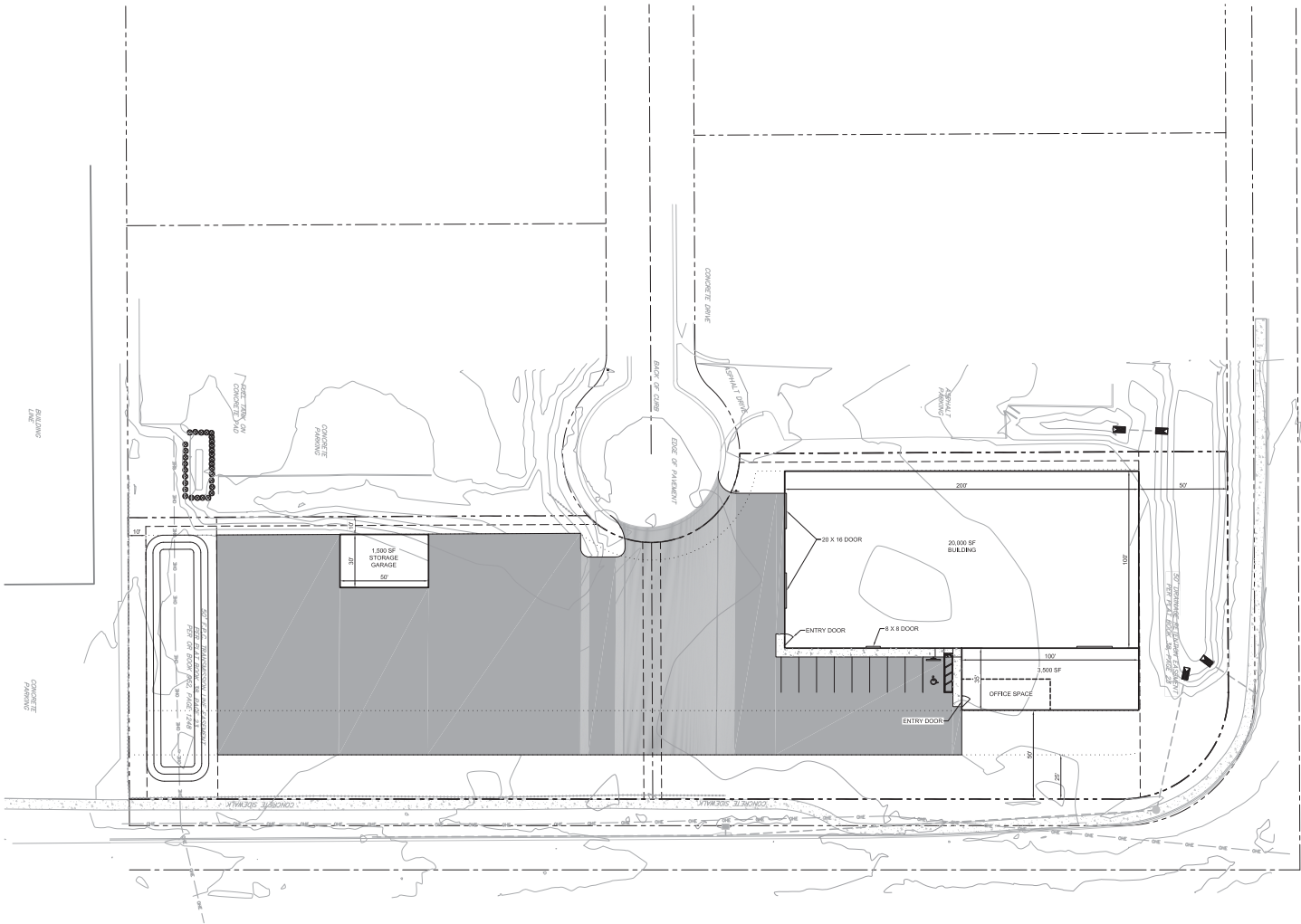
October 31, 2025

Re: Project Narrative
Project: Lyman Warehouse
Pre-Application Request

To Whom It May Concern:

The project will involve a 20,000 SF warehouse, an additional 3,500 SF storage area with an Office and a 1,500 SF Storage Garage. This site includes a storage yard, loading dock and 2 stormwater swales on either side of the combined property. The site is located at 130 and 140 Lyman Road, Casselberry, FL 32707.

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



SITE DATA
PROPERTY LOCATION: 130 & 140 LYMAN ROAD
PARCEL ID: 0721-03-021-0000-0000 & 0721-03-021-0000-0000
LOCAL MUNICIPALITY: SEMINOLE COUNTY
FUTURE LAND USE: INDUSTRIAL (M1)
CURRENT ZONING: INDUSTRIAL (M-1)
PROPOSED USE: WAREHOUSE
TOTAL OVERALL PARCEL AREA: 2.45 AC

- CONCEPT PLAN DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IS A DESIGN CONCEPT RESULTING FROM LANDLORD PREFERENCES REQUESTED BY THE CLIENT COULDED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REGULATIONS AND RULES.
 2. THE PLAN IS NOT A FINAL DESIGN AND IS NOT A FINAL DESIGN AND OTHER APPLICABLE APPROVALS IS NOT WARRANTEED AND CAN ONLY BE ASSURED AFTER SUFFICIENT EXAMINATION AND SUBMITTAL OF SAME REQUIREMENTS AND PROCEDURE OF APPROPRIATE JURISDICTIONAL APPROVAL.
 3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION AND IS NOT A FINAL DESIGN. THE CONCEPT PLAN IS NOT A FINAL DESIGN AND IS NOT A FINAL DESIGN AND IS NOT A FINAL DESIGN.
 4. THE CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. A PRELIMINARY DETERMINATION OF EXISTING CONDITIONS WAS OBTAINED OR PROTECTED (SHAD) TREES HAVE NOT BEEN IDENTIFIED.

DATE: 10/24/25	
SCALE: 1"=30'	
DRAWN-BY: CMF	
PROJECT NUMBER: 030-052	
A	
CONCEPT	

TANNATH DESIGN, INC.
2484 ROSE SPRING DRIVE
SEMINOLE, FL 34555
(407) 863-0878
www.tannathdesign.com
FL. CERT. OF PROF. #27199

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BRP	10/24/25

VICINITY MAP; NOT TO SCALE



SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 19, BEING SOUTH 00°24'12" EAST FOR ANGULAR DETERMINATION ONLY. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED CERTIFIED CORNER RECORD (CCR) #110384, BEING A NAIL AND DISK STAMPED LEGACY LB 7848, COORDINATES BEING NORTHING: 1575968.3010' EASTING: 545284.5840'

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE SEMINOLE COUNTY BENCHMARK 4574801, BEING A PK NAIL AND SEMINOLE COUNTY DISK STAMPED 564, ELEVATION 91.369', AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE AND ORIGINAL DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12117C0165F, DATED 9/27/2007.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

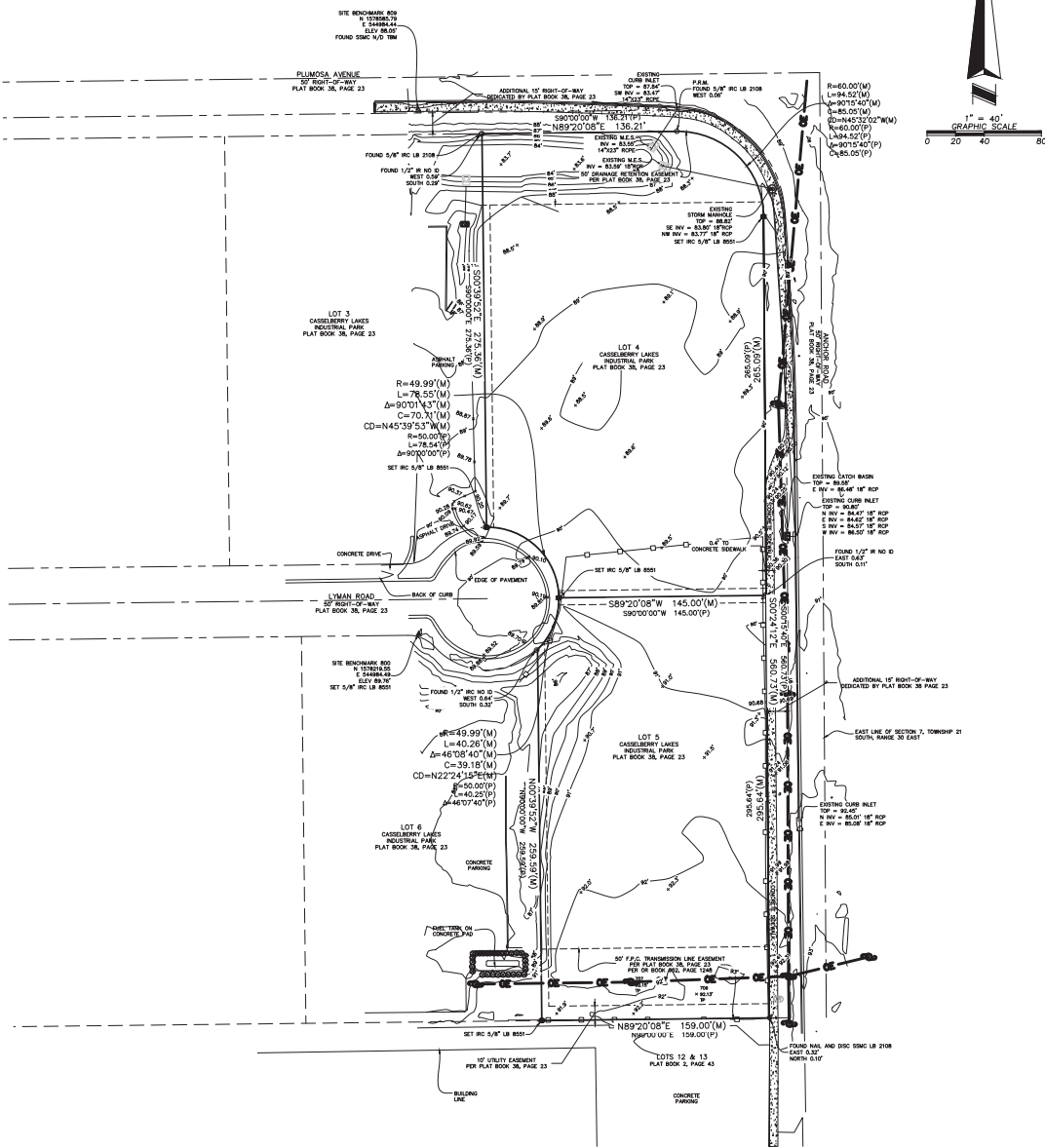
THE PROPERTY DESCRIBED HEREON CONTAINS 2.47 ACRES, MORE OR LESS.

LAST DATE IN FIELD: OCTOBER 2, 2025

SYMBOL AND ABBREVIATION LEGEND:

- WOODEN POWER POLE
- FOUND IRON ROD
- SET IRON ROD LB8551
- SET TRAVERSE POINT OR BENCHMARK LB8551
- BOLLARD
- CHORD BEARING
- CONCRETE MONUMENT
- LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- (D) DEAD
- (M) MEASURED
- SPOT ELEVATION
- OVERHEAD ELECTRICAL LINE
- FENCE LINE
- CONCRETE AREAS

LEGAL DESCRIPTION:
PER OFFICIAL RECORDS BOOK 2006, PAGE 1975
LOTS 4 & 5, CASSELBERRY LAKES INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



PANTALONE INDUSTRIES
3920 GREENVIEW PINES COURT
ORLANDO, FLORIDA 32817
(STEPHEN@PANTALONEINDUSTRIES.COM)
(324) 375-4439

BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOTS 4 & 5 CASSELBERRY
INDUSTRIAL PARK
SECTION 07, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

FOR:
BAY POINT
COMMUNITY BUILDERS

FOR THE LICENSED BUSINESS AND BY:
JOHN F. LOCKLIN, P.E.M. #8973

DATE	REVISIONS

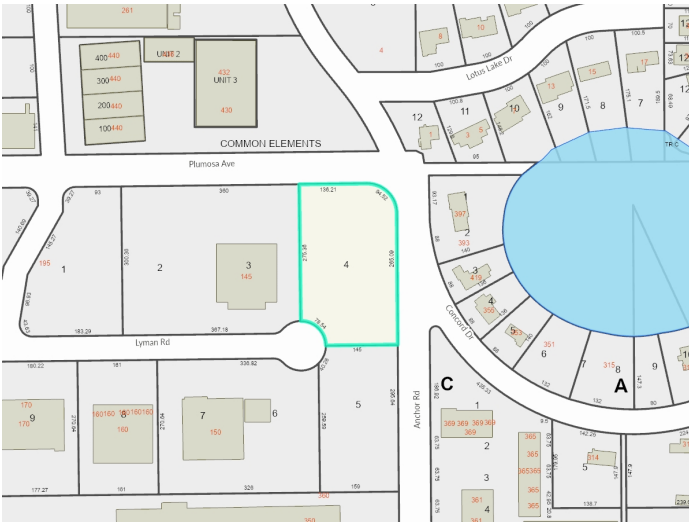
JOB # NESTLE CASSELBERRY
DATE: 10/13/2025
SCALE: 1" = 40'
CALC BY: SP
FIELD BY: CG
DRAWN BY: CS
CHECKED BY: JL

Property Record Card



Parcel: 07-21-30-521-0000-0040
 Property Address:
 Owners: ZEPHYRHILLS CORP
 2026 Market Value \$438,876 Assessed Value \$407,166 Taxable Value \$407,166
 2025 Tax Bill \$5,424.03 Tax Savings with Non-Hx Cap \$579.35
 Vac Industrial General property has a lot size of 1.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-521-0000-0040
Property Address	
Mailing Address	900 LONG RIDGE RD BLDG 2 STAMFORD, CT 06902-1140
Subdivision	
Tax District	01:County Tax District
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)	\$438,876	\$438,876
Land Value Agriculture	\$0	\$0
Just/Market Value	\$438,876	\$438,876
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$31,710	\$68,725
P&G Adjustment	\$0	\$0
Assessed Value	\$407,166	\$370,151

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,003.38
Tax Bill Amount	\$5,424.03
Tax Savings with Exemptions	\$579.35

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ZEPHYRHILLS CORP

Legal Description

LOT 4 CASSELBERRY LAKES INDUSTRIAL PARK
PB 38 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$407,166	\$0	\$407,166
Schools	\$438,876	\$0	\$438,876
FIRE	\$407,166	\$0	\$407,166
ROAD DISTRICT	\$407,166	\$0	\$407,166
SJWM(Saint Johns Water Management)	\$407,166	\$0	\$407,166

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1988	\$1,000,000	02006/1975	Vacant	No
QUIT CLAIM DEED	3/1/1988	\$100	01945/1319	Vacant	No
WARRANTY DEED	3/1/1988	\$2,132,000	01945/1317	Vacant	No

Land

Units	Rate	Assessed	Market
60,955 SF	\$7.20/SF	\$438,876	\$438,876

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

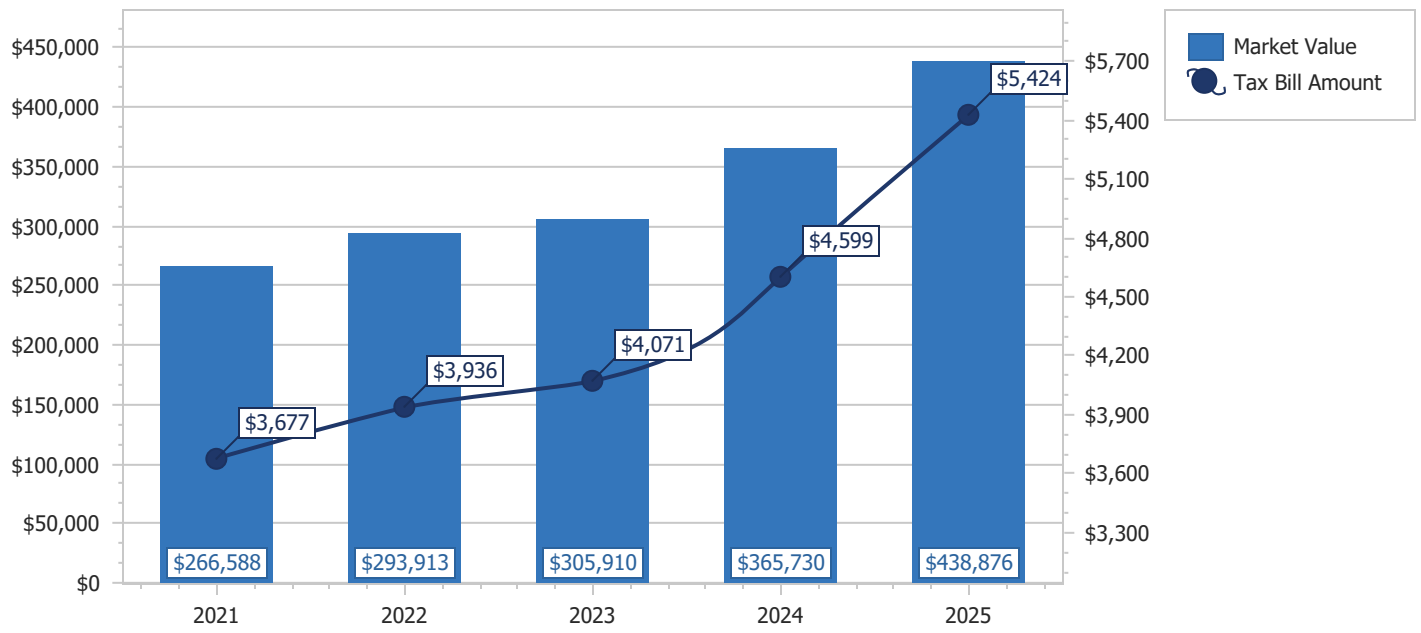
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 07-21-30-521-0000-0050
 Property Address:
 Owners: ZEPHYRHILLS CORP
 2026 Market Value \$288,290 Assessed Value \$288,290 Taxable Value \$288,290
 2025 Tax Bill \$3,913.78
 Vac Indust W/Site Improvements property has a lot size of 1.08 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-521-0000-0050
Property Address	
Mailing Address	900 LONG RIDGE RD BLDG 2 STAMFORD, CT 06902-1140
Subdivision	
Tax District	01:County Tax District
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	\$6,524	\$4,350
Land Value (Market)	\$281,766	\$281,766
Land Value Agriculture	\$0	\$0
Just/Market Value	\$288,290	\$286,116
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	\$288,290	\$286,116

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,913.78
Tax Bill Amount	\$3,913.78
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ZEPHYRHILLS CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 CASSELBERRY LAKES INDUSTRIAL PARK
PB 38 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$288,290	\$0	\$288,290
Schools	\$288,290	\$0	\$288,290
FIRE	\$288,290	\$0	\$288,290
ROAD DISTRICT	\$288,290	\$0	\$288,290
SJWM(Saint Johns Water Management)	\$288,290	\$0	\$288,290

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1988	\$1,000,000	02006/1975	Vacant	No
QUIT CLAIM DEED	3/1/1988	\$100	01945/1319	Vacant	No
WARRANTY DEED	3/1/1988	\$2,132,000	01945/1317	Vacant	No

Land

Units	Rate	Assessed	Market
46,961 SF	\$6/SF	\$281,766	\$281,766

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1989	702	\$10,874	\$6,524

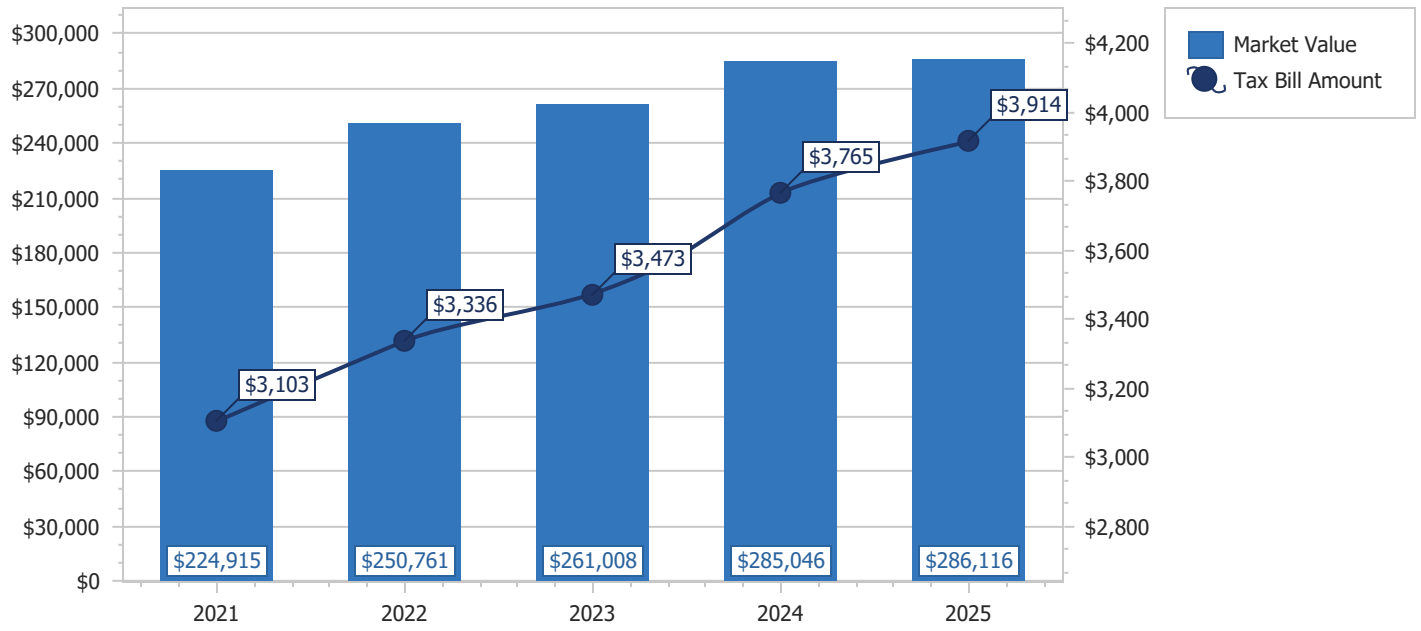
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 10/31/2025 3:20:25 PM
Project: 25-80000120
Credit Card Number: 37*****1003
Authorization Number: 284837
Transaction Number: 311025C2A-A0ECC404-6EEB-44FF-8EF5-F3FE2E7AD7F2
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	LYMAN ROAD - PRE-APPLICATION	PROJ #: 25-80000120
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/25	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-30-521-0000-0040+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE AND GARAGE ON 2.48 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF PLUMOSA AVE, WEST OF ANCHOR RD	
NO OF ACRES	2.48	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	M-1	
LOCATION	ON THE SOUTH SIDE OF PLUMOSA AVE, WEST OF ANCHOR RD	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
GERALD BRALEY BAY POINTE COMMUNITY BUILDERS 2758 BABBITT AVE ORLANDO FL 32833	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 of Industrial and M-1 (Industrial) Zoning.
- The Applicant will be required to apply for Site Plan Approval for the proposed development.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
6.	Buffers and CPTED	For a complete buffer review, please provide the following information on the site plan: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
7.	Building Division Phil Kersey	11/6/25: - Standard building permitting will apply. - Each separate building, and/ or structure will require a separate permit. Example: each building, separate structure, fence/ gate systems, access control, retaining walls, signage, dumpster enclosure, etc.....	Info Only
8.	Building Division Phil Kersey	11/6/25: - Proposed size of warehouse/ office building will require a full fire sprinkler system, and at minimum a fire alarm system to monitor the fire sprinkler system.	Info Only
9.	Comprehensive Planning David German	Future Land Use of IND (Industrial). Per Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
10.	Comprehensive Planning David German	Per Policy FLU 5.3.4 Industrial: Uses A Light manufacturing industry; B Distribution and terminals; C Automobile repair shops; D Warehousing; E Wholesale greenhouses; F Lumberyards and machinery sales; G Paint and body shops; H Trade shops and schools; I Medical clinics; J Publishing plants; K Public buildings; L Stockyards; M Public elementary schools, public middle schools and public high schools; N Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and O Adult entertainment establishments and sexually oriented businesses The proposed use appears to be consistent with the Industrial Future Land Use and will need to also be consistent with the underlying zoning.	Info Only
11.	Environmental	This development is not within Seminole County's	Info Only

	Services James Van Alstine	utility service area. Please coordinate with the City of Casselberry to service it. No review required.	
12.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
13.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
14.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
15.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources Sarah Harttung	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	Info Only

		building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
20.	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
21.	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
22.	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
23.	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
24.	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
25.	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
26.	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
27.	Planning and Development Annie Sillaway	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	Info Only

		plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
28.	Planning and Development Annie Sillaway	The setbacks for the M-1 (Industrial) zoning district are: Front: Fifty (50) feet, Rear yard: Ten (10) feet, Side Yard: Ten (10) feet. Any Accessory building shall maintain the same setbacks as the primary structure.	Info Only
29.	Planning and Development Annie Sillaway	The proposed use of a 20,000 square foot warehouse, a 3,500 square foot storage areas with an Office and a 1,500 square foot storage garage with a storage yard is permitted in current M-1 Zoning District.	Info Only
30.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
31.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.2 - Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking	Info Only

		module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.	
32.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.3 (d) - Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space. Sec. 30.11.6.3 (e) - Criteria specified. For every building or structure or part thereof having an area 5,000 square feet or more of building floor area and used for the purposes mentioned above, off-street loading and unloading spaces shall be provided in accordance with the following guidelines: Warehouse: 5,000—20,000 square feet, 1 Space Plus 1 Space Per Each Additional 50,000 Square Feet	Info Only
33.	Planning and Development Annie Sillaway	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
34.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per Sec. 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term	Info Only

		bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.	
35.	Planning and Development Annie Sillaway	The subject property is adjacent to the City of Casselberry. Seminole County will provide an intergovernmental notice to the adjacent city.	Info Only
36.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Based on the proposed conceptual plan, there are multiple uses being proposed. Each use should be defined by square footage, i.e.: warehouse - 20,000 sq ft and office space 1,500 sq ft. Off-street parking regulations are: General Business/Retail/Office: First 10,000 sq. ft. - 4 spaces/1,000 sq. ft., Above 10,000 sq. ft.: 3 spaces/1,000 sq. ft and Manufacturing Concerns and Warehouses: 1 space / 2 employees, Plus 1 space / company vehicle.	Info Only
37.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, Sec. 30.15.1.) Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (a) Light spillage: Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Per Seminole County Land Development Code (SCLDC) Sec. 30.15.1 (b) Height of lighting sources: (1)Height of fixture will be measured at the vertical distance from the normal finished grade directly below the centerline of the luminaire to the top of the light fixture. Height of the pole will be measured at the vertical distance from the finished grade to the highest point inclusive of the pole, fixture, and mounting arm. (2)All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not	Info Only

		result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. (3) Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet. (4) On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to cut off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles.	
38.	Planning and Development Annie Sillaway	The minimum open space requirements in the M-1 (Industrial) zoning district is twenty-five (25) percent. Per Sec. 30.14.2.2 Nonresidential Open Space. (a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources. (b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. (c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association. (d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with	Info Only

		emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.(e)Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:(1)Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and(2)The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.(f)Conservation areas, defined for the purposes of this Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.(g)Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.(h)Site features noted in Section 30.14.2.5 may also be counted as open space.	
39.	Planning and Development Annie Sillaway	In the M-1 zoning district, front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.	Info Only
40.	Planning and Development Annie Sillaway	Per Sec. 30.4.21.2 -In the M-1 zoning district: enclosed buildings and outside storage for all uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.	Info Only
41.	Planning and Development Annie Sillaway	Advisory comment: Please coordinate with the power company to discuss the proposed stormwater pond that is being proposed under the fifty (50) foot utility	Info Only

		easement.	
42.	Planning and Development Annie Sillaway	The proposed development is on two seperate parcel, the Applicant would need to combine both parcels at the time of Site Plan review.	Info Only
43.	Planning and Development Annie Sillaway	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net Buildable Definition: Within all other areas of Seminole County, the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
44.	Planning and Development Annie Sillaway	The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
45.	Planning and Development Annie Sillaway	Dumpster will require a separate building permit. Dumpster enclosure must meet the standard of Seminole County Land Development Sec. 30.14.15. Sec. 30.14.15. - Screening. (a)Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access	Info Only

		to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	
46.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	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
48.	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
49.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
50.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any	Info Only

	Matthew Maywald	portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	
51.	Public Works - Engineering Jennifer Goff	Based on preliminary review, the site appears to be part of a master drainage system. At final engineering the allowed impervious and overall design will have to be meet additional retention may be required.	Info Only
52.	Public Works - Engineering Jennifer Goff	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
53.	Public Works - Engineering Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
54.	Public Works - Engineering Jennifer Goff	The property is adjacent to Lyman road which is classified as a local road. Lyman road is not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
55.	Public Works - Engineering Jennifer Goff	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
56.	Public Works - Engineering Jennifer Goff	Based on SCS Soil Survey GIS overlays, the site generally has well-draining soils.	Info Only
57.	Public Works - Engineering Jennifer Goff	The proposed project is located within the Little Wekiva or Gee Creek drainage basin. Additional research may be required at final engineering.	Info Only
58.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
59.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
60.	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	Info Only

		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 aperez07@seminolecountyfl.gov .	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmayald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 Dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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