



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, August 28, 2024

9:00 AM

**Room 3024 and hybrid TEAMS
option**

This meeting will be held In-Person and remotely on Teams. 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.

PRE- APPLICATIONS

9:00AM (IN PERSON) DAILEY RANCH - PRE-APPLICATION

[2024-0880](#)

Project Number: 24-80000085

Project Description: Proposed Subdivision to create 5 single family residential lots on 12.17 acres in the A-1 Zoning District located on the south side of Gabriella Ln, east of Tuskawilla Rd

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 30-21-31-300-004D-0000

BCC District: 1-Dallari

Applicant: Justin Dailey (407) 506-4211

Consultant: N/A

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

9:20AM (IN PERSON) MJH - 8 - PRE-APPLICATION[2024-1180](#)**Project Number:** 24-80000104**Project Description:** Proposed Subdivision for 8 single family residential lots on 1.13 acres in the A-1 Zoning District located on the northeast corner of Michigan Ave and Howard St**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 16-20-31-501-0200-0090+**BCC District:** 2-Zembower**Applicant:** Ravi Mallikarjuna (614) 966-7404**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) ALTAMONTE SPRINGS TOWNHOMES - PRE-APPLICATION**[2024-1179](#)**Project Number:** 24-80000102**Project Description:** Proposed Subdivision for 282 townhome lots on 32.45 acres in the PD Zoning District located on the south side of Hillview Dr, east of SR 434**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 22-21-29-300-0300-0000++**BCC District:** 3-Constantine**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) AZALEA BLOOM - PRE-APPLICATION**[2024-1181](#)**Project Number:** 24-80000103**Project Description:** Proposed Site Plan for a multifamily housing development on 3 acres in the C-3 Zoning District located on the north side of SR 426, west of Camp Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-0140-0000**BCC District:** 1-Dallari**Applicant:** Oscar Paul (850) 703-8810**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0880

Title:

9:00AM (IN PERSON) DAILEY RANCH - PRE-APPLICATION

Project Number: 24-80000085

Project Description: Proposed Subdivision to create 5 single family residential lots on 12.17 acres in the A-1 Zoning District located on the south side of Gabriella Ln, east of Tuskawilla Rd

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 30-21-31-300-004D-0000

BCC District: 1-Dallari

Applicant: Justin Dailey (407) 506-4211

Consultant: N/A

PM: Joy



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

PROJ. #: 24-80000085

Received: 6/7/24

Paid: 6/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Dalley Ranch Redevelopment

PARCEL ID #(S): 30-21-31-300-009D-0000

TOTAL ACREAGE: 12.17

BCC DISTRICT: seminole county 1: Dallari

ZONING: A-1

FUTURE LAND USE: n/a SE

APPLICANT

NAME: Justin Dalley

COMPANY:

ADDRESS: 4885 Gabriella Lane

CITY: Oviedo

STATE: FL

ZIP: 32705

PHONE: 407-500-4211

EMAIL: Justin@theactionchurch.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: sub-divide over 12 acres into 5 total parcels with 1 dwelling per parcel

STAFF USE ONLY

COMMENTS DUE: 6/21

COM DOC DUE: 6/27

DRC MEETING: 7/3

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Gabriella Ln,
east of Tuskawilla Rd

Agenda: 6/28

Ryan, Heather

From: Justin Dailey <justin@theactionchurch.com>
Sent: Friday, June 7, 2024 1:29 PM
To: eplandesk
Subject: Pre-Application
Attachments: Preapplication - Dailey Ranch.pdf; site map .png; 4885 Gabriella_Property Subdivide.heic

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hello,

Please find attached my pre-application, site map, site of sketched proposal and detailed narrative down below.

Thank you!

—

We would like to take our 12 acre parcel and turn it into a “family compound”. We understand the zoning allows for one dwelling per acre. We would like to have 4 to 5 different parcels on the 12 acres for future development from family members or close relatives.



Justin Dailey

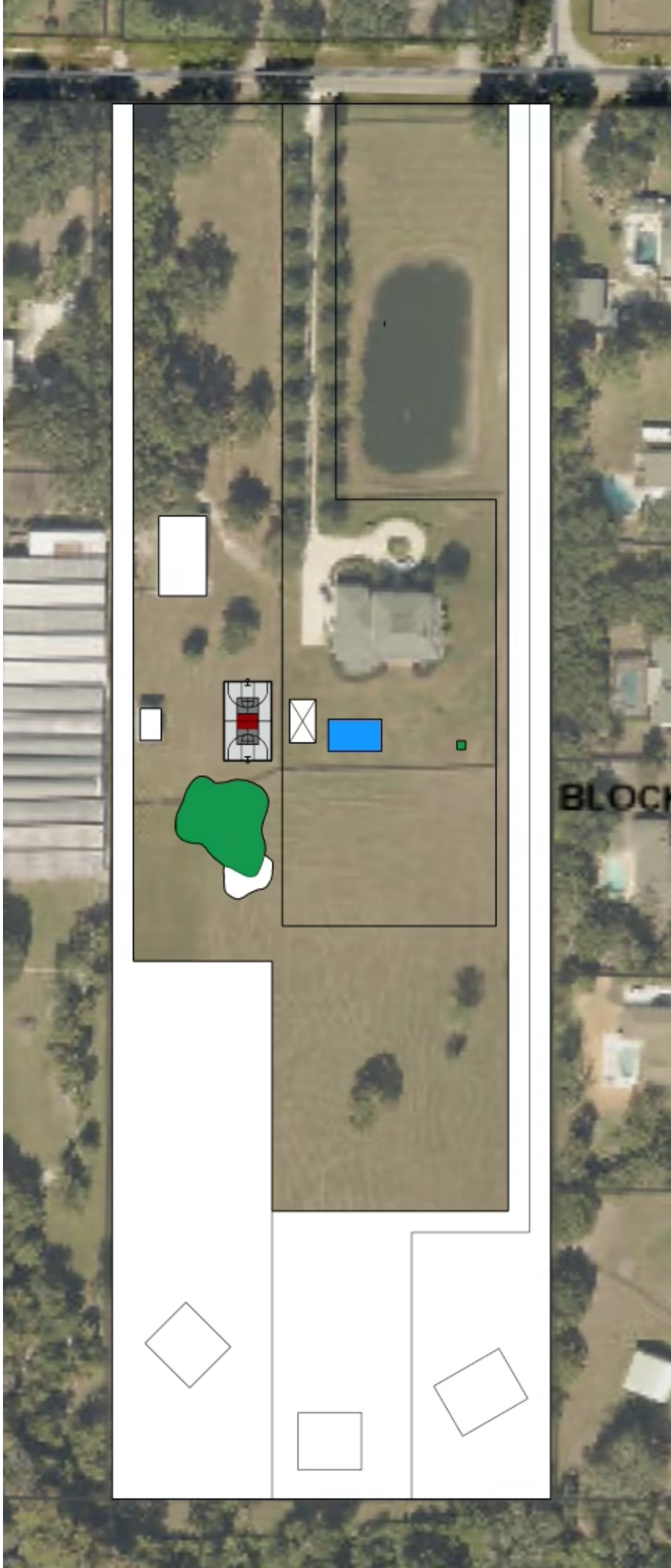
Lead Pastor
407-965-2331

Action Church

2035 Howell Branch Road
Maitland, FL 32751
theactionchurch.com







Property Record Card

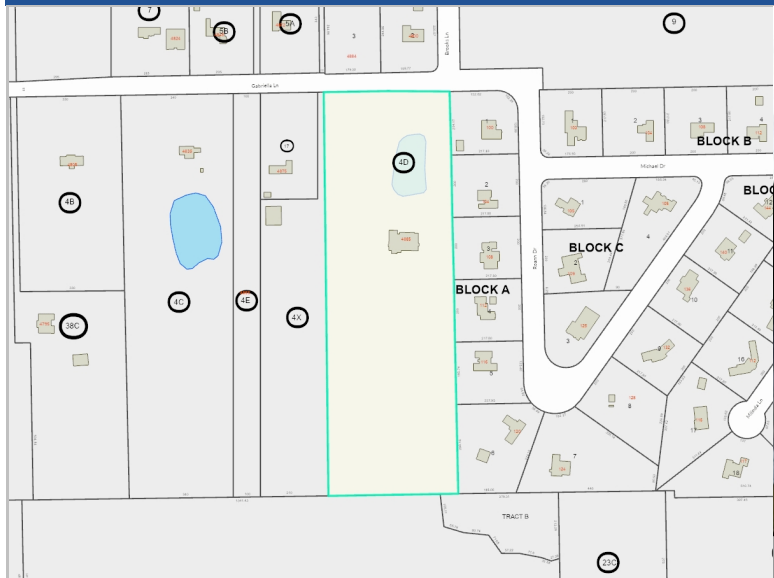


Parcel 30-21-31-300-004D-0000

Property Address 4885 GABRIELLA LN OVIEDO, FL 32765

Parcel Location

Site View



302131300004D0000 02/23/2022

Parcel Information

Value Summary

Parcel	30-21-31-300-004D-0000
Owner(s)	DAILEY, JUSTIN H - Tenancy by Entirety :25 DAILEY, GABRIELLA M - Tenants in Common :25 GUTIERREZ, CHRISTOPHER - Tenancy by Entirety :25 GUTIERREZ, MARIA R - Tenants in Common :25
Property Address	4885 GABRIELLA LN OVIEDO, FL 32765
Mailing	4885 GABRIELLA LN OVIEDO, FL 32765-8695
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2024)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$927,560	\$893,534
Depreciated Other Features	\$18,048	\$17,445
Land Value (Market)	\$1,399,550	\$1,375,210
Land Value Agriculture		
Just/Market Value	\$2,345,158	\$2,286,189
Portability Adjustment	\$189,943	
Save Our Homes Adjustment		\$1,169,007
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,155,215	\$1,117,182

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions

\$30,424.60

2023 Tax Savings with Exemptions \$16,088.09

2023 Tax Bill Amount

\$14,336.51

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 21S RGE 31E
SW 1/4 OF SW 1/4 (LESS W 980 FT & RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,155,215	\$50,000	\$2,105,215
SJWM(Saint Johns Water Management)	\$2,155,215	\$50,000	\$2,105,215
FIRE	\$2,155,215	\$50,000	\$2,105,215
COUNTY GENERAL FUND	\$2,155,215	\$50,000	\$2,105,215
Schools	\$2,155,215	\$25,000	\$2,130,215

Sales

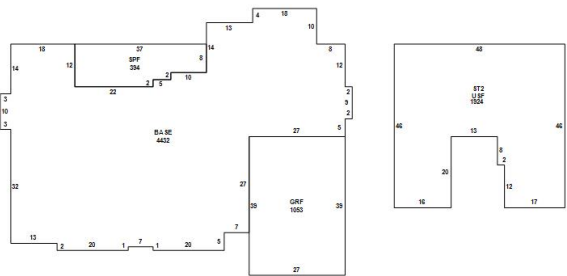
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/30/2023	10478	0915	\$2,650,000	Yes	Improved
WARRANTY DEED	04/01/2002	04368	0447	\$45,700	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			12.17	\$115,000.00	\$1,399,550

Building Information

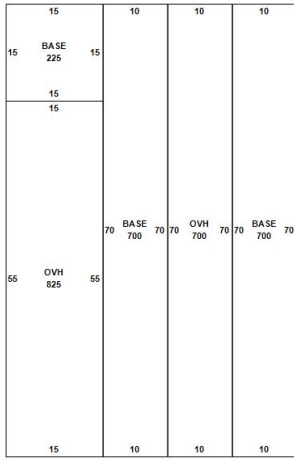
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area								
1	SINGLE FAMILY	2003	5	4.5	22	4,432	7,803	6,356	CB+BRICK COMBO	\$880,041	\$951,396	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>SCREEN PORCH FINISHED</td> <td style="text-align: right;">394.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">1053.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">1924.00</td> </tr> </tbody> </table>	Description	Area	SCREEN PORCH FINISHED	394.00	GARAGE FINISHED	1053.00	UPPER STORY FINISHED	1924.00	
Description	Area																				
SCREEN PORCH FINISHED	394.00																				
GARAGE FINISHED	1053.00																				
UPPER STORY FINISHED	1924.00																				



Building 1 - Page 1

** Year Built (Actual / Effective)

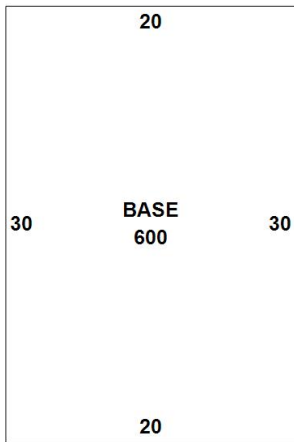
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area						
2	BARNS/SHEDS	1979	0	1.0	2	1,625	3,150	1,625	SIDING GRADE	\$38,439	\$50,578	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OVERHANG</td> <td style="text-align: right;">700.00</td> </tr> <tr> <td>OVERHANG</td> <td style="text-align: right;">825.00</td> </tr> </tbody> </table>	Description	Area	OVERHANG	700.00	OVERHANG	825.00	
Description	Area																		
OVERHANG	700.00																		
OVERHANG	825.00																		



Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	BARNS/SHEDS	2002	0	0.0	0	600	600	600	SIDING GRADE 3	\$9,080	\$9,870	Description Area



Building 3 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05907		County	\$720,000	7/3/2003	6/1/2002
08249	4885 GABRIELLA LN: EZ REROOF RESIDENTIAL-	County	\$41,338		5/7/2021

Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	10/01/2003	1	\$550	\$1,100
FIREPLACE 2	10/01/2003	2	\$6,000	\$12,000
PATIO 3	10/01/2003	1	\$3,000	\$6,000
WALL DECORATIVE	10/01/2003	28	\$403	\$805
WATER FEATURE	10/01/2003	1	\$1,295	\$2,589
STANDBY GENERATOR 1	10/01/2015	1	\$6,800	\$10,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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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: 6/11/2024 11:42:51 AM
Project: 24-80000085
Credit Card Number: 37*****1002
Authorization Number: 259935
Transaction Number: 110624039-FE633479-ACAF-4B4B-9F24-A27A5B4AC2BF
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	DAILEY RANCH - PRE-APPLICATION	PROJ #: 24-8000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/24	
RELATED NAMES:	EP JUSTIN DAILEY	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	30-21-31-300-004D-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 5 SINGLE FAMILY RESIDENTIAL LOTS ON 12.17 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
NO OF ACRES	12.17	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JUSTIN DAILEY 4885 GABRIELLA LN OVIEDO FL 32765 (407) 506-4211 JUSTIN@THEACTIONCHURCH.COM	N/A	

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

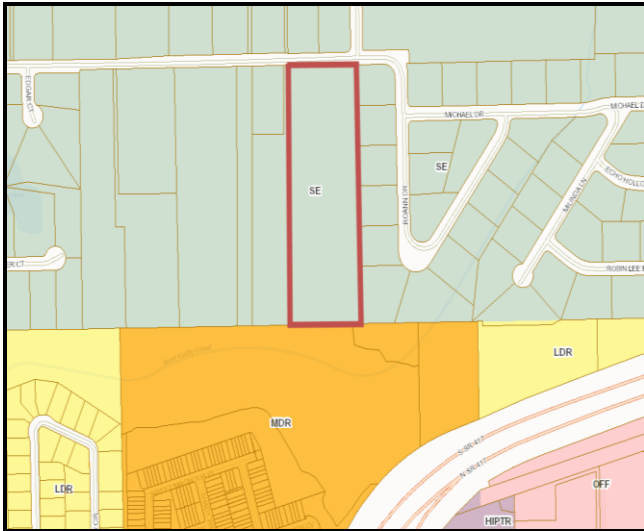
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

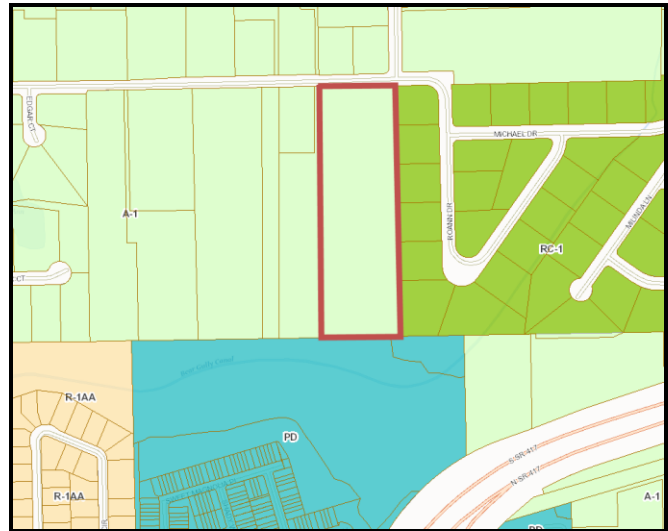
- The subject site has an A-1 (Agricultural) zoning classification with a Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.

PROJECT MAPS

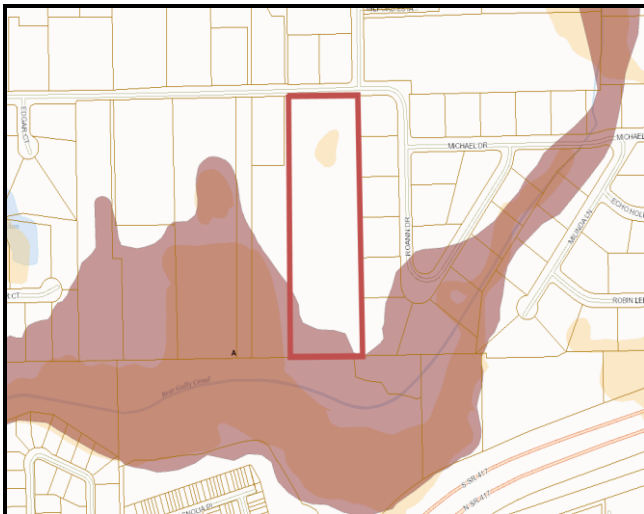
SUBURAN ESTATES FUTURE LAND USE



A-1 (AGRICULTURAL) ZONING



WETLANDS  and **FEMA Flood Prone Areas**  A – 1% Annual Chance Flood Hazard



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	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	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development, if necessary.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Comprehensive Planning	The Future Land Use designation is Suburban Estates, which allows up to one dwelling unit per net buildable acre.	Info Only
7.	Natural Resources	A threatened and endangered study along with a species of special concern survey will be required at the time of final engineering review; the study shall be valid for eighteen (18) months from the date that such survey.	Info Only
8.	Natural Resources	The site appears to contain wetlands and floodplain. A 15-foot minimum, 25 foot overall average buffer is required adjacent to all post wetlands and floodplain.	Info Only
9.	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.	Info Only
10.	Planning and Development	The subject site has an A-1 (Agricultural) zoning classification with Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.	Info Only
11.	Planning and Development	Each lot shall have a minimum one (1) acre net buildable with a minimum width at building line of 150 feet. All existing and proposed structures shall meet the minimum setback for the A-	Info Only

		1 zoning classification. Minimum building setbacks are: Front Yard fifty (50) feet; Side Yard ten (10); and the Rear Yard Thirty (30) feet.	
12.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
13.	Planning and Development	Each parcel shall meet all applicable Seminole County Land Development Code requirements for access; parking; building setbacks; building height; stormwater retention; and utilities, without the necessity of a variance.	Info Only
14.	Planning and Development	The proposed project is subject to a Preliminary Subdivision Plan Review Process, Final Engineering Plan, and Final Plat. Information can be found in Seminole County Land Development Code, Chapter 45.	Info Only
15.	Planning and Development	All plats filed shall meet all requirements, as set forth in Chapter 35 - Subdivision Regulations.	Info Only
16.	Planning and Development	The maximum building height in the A-1 (Agricultural) zoning district is thirty-five (35) feet.	Info Only
17.	Planning and Development	Each parcel shall have a minimum twenty (20) feet frontage on a right-of-way that meets County standards.	Info Only
18.	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 Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
19.	Planning and Development	Per House Bill 1379 - Requirements for Enhanced Nutrient-Reducing Systems; permit applicants for new septic systems serving lots of one (1) acre or less within impacted areas (where waterbodies do not meet water quality standards) are required to install Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS).	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	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
23.	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	Info Only

		throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
24.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
25.	Public Safety - Fire Marshal	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
26.	Public Safety - Fire Marshal	Any proposed gates will require a separate permit and review. If electric gates are proposed an access control permit and a knox key switch for fire department access will be required.	Info Only
27.	Public Works - Engineering	Based on FEMA FIRM Map approximately 5%-10% of the site appears to be within the floodplain (Zone A). The floodplain is primarily affecting the south and southwest area of the subject property. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, less than 1% of the site appears to be in wetlands. The wetlands are primarily present at the small section of the southwest corner of the subject property. Please be advised that 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. 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. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided	Info Only

		from all approved jurisdictional wetland boundaries.	
28.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
29.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sand (59%), Map Unit Symbol 20; EauGallie and Immokalee Fine Sands (32%), Map Unit Symbol 13; Adamsville-Sparr Fine Sands (6%), Map Unit Symbol 2; and Nittaw, Okeelanta, and Basinger Soils, Frequently Flooded (3%), Map Unit Symbol 23. Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Pompano, flooded (5%) and Basinger (5%). EauGallie Fine Sands (56%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands (35%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Malabar (9%). Adamsville Fine Sands (54%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands (36%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Immokalee (10%). Nittaw, flooded soils (45%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. Okeelanta, flooded soils (34%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Basinger, flooded soils (19%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Pompano, flooded (2%).	Info Only
30.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping from the mid-section of the subject property to the south and north. The mid-section of the property is approximately at Elevation 55.0 feet, while the south and north sections are at Elevation 55.0	Info Only

		feet.	
31.	Public Works - Engineering	Based on the preliminary review, the south section of the site appears to outfall to the wetlands located south of the subject property and, subsequently, to Bear Gully Creek; while the north section of the site appears to outfall to the onsite wet retention pond and to the swale/ditch along the south side of Gabriella Lane. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
32.	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 area, 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
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
34.	Public Works - Engineering	The primary access point to the subject property is Gabriella Lane which is functionally classified as Local Road and was last resurfaced in 2010. Gabriella Lane is currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program in the FY 2023/24. The roadway geometry and structure meet the current Seminole County standards. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A reciprocal easement for ingress and egress is granted for all residents of the development (SC Public Works Engineering Manual - Section 1.2.3.A.6.c). All lots must front on a paved road. A	Info Only

		development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban and rural area is 20 feet.	
35.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
36.	Public Works - Engineering	A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
37.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
38.	Utilities Engineering	We have no objection to the proposed lot split/subdivision. Each lot will be required to maintain utility access to Gabriella Lane.	Info Only
39.	Utilities Engineering	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 6" PVC potable water main running along the south side of Gabriella Lane.	Info Only
40.	Utilities Engineering	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic	Info Only

		system sizing, standards, and any other questions/concerns that you may have.	
41.	Utilities Engineering	The proposed lots are not within any reclaim water service areas so irrigation will be provided by this development's potable water system.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Building Division Review Coordinator		Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Comprehensive Planning	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov 407-665-2143
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-665-7391
Planning and Development	Review Complete	Joy Giles jgiles@seminolecountyfl.gov 407-665-7399
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov 407-665-5177
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov 407-665-5764
Public Works - Impact Analysis	Review Complete	William Wharton wwharton@seminolecountyfl.gov 407-665-5730
Utilities Engineering	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-665-2014

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities in Seminole County:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1180

Title:

9:20AM (IN PERSON) MJH - 8 - PRE-APPLICATION

Project Number: 24-80000104

Project Description: Proposed Subdivision for 8 single family residential lots on 1.13 acres in the A-1 Zoning District located on the northeast corner of Michigan Ave and Howard St

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 16-20-31-501-0200-0090+

BCC District: 2-Zembower

Applicant: Ravi Mallikarjuna (614) 966-7404

Consultant: N/A

PM: Joy



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

PROJ. #: 24-80000104

Received: 8/6/24

Paid: 8/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MJH-8

PARCEL ID #(S): 16-20-31-501-0200-0090 & 16-20-31-501-0200-0040

TOTAL ACREAGE: ~~1.14~~ 1.13 BCC DISTRICT: Seminole 2: Zembower

ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Ravichandra Sathori Mallikarjuna COMPANY:

ADDRESS: 4410 Foggy Oak Ln

CITY: Sanford, FL-32773 STATE: FL ZIP: 32773

PHONE: 614-966-7404 EMAIL: REALESTATEBYRAVIS@gnail.com

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Division & Parcels as per the PLAT Plan

STAFF USE ONLY

COMMENTS DUE: 8/16 COM DOC DUE: 8/22 DRC MEETING: 8/28

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE LOCATION: on the northeast corner of Michigan Ave and Howard St
W/S: City of Sanford BCC: 2: Zembower

Agenda: 8/23

Narrative for Subdivision Request

Overview

The purpose of this narrative is to detail the proposed subdivision of two existing lots, identified by Parcel IDs 16203150102000090 and 16203150102000040, into multiple smaller parcels as updated in the county Plat map. The proposed subdivision aims to align the development with the surrounding neighborhood's existing character and density.

Existing Conditions

- **Parcel ID: 16203150102000090**
 - **Size:** 0.44 acres
 - **Current Use:** Vacant land
- **Parcel ID: 16203150102000040**
 - **Size:** 0.7 acres
 - **Current Use:** Vacant land

Both parcels are currently undeveloped, with no existing structures or significant improvements.

Proposed Subdivision

The proposal includes:

1. **Subdivision of Parcel ID 16203150102000090:**
 - The 0.44-acre lot is to be subdivided into three smaller parcels.
 - The intended parcel sizes will be consistent with neighboring properties, ensuring a harmonious integration with the existing community layout.
2. **Subdivision of Parcel ID 16203150102000040:**
 - The 0.7-acre lot is to be subdivided into five smaller parcels.
 - The newly created parcels will also match the density and character of the surrounding properties.

Rationale for Subdivision

The proposed subdivision seeks to match the lot sizes and housing density of the adjacent community. The neighboring areas predominantly consist of smaller parcels, and this subdivision will promote consistency in the neighborhood's layout and aesthetic. Additionally, subdividing the lots into smaller parcels aligns with the current trend in the neighborhood, encouraging more efficient use of land and contributing to the area's development.

Utility Access and Infrastructure

Utilities, including water, sewer, electricity, and gas, are available at the front of the property along the public right-of-way. The applicant requests that all necessary utility connections be extended to each

newly created parcel to facilitate future development. This will ensure that each lot has adequate infrastructure for residential development, aligning with the local zoning and development regulations.

Conclusion

The proposed subdivision of the 0.44-acre and 0.7-acre lots into smaller parcels is consistent with the neighborhood's existing conditions and development patterns. The creation of new parcels will not only harmonize with the adjacent properties but also contribute to the neighborhood's growth and modernization. The provision of utilities will support the development of these parcels, making them suitable for residential use in line with the current neighborhood trend.

The attached parcel survey provides detailed information on the proposed lot boundaries, dimensions, and utility access points. We respectfully request the county's approval of this subdivision proposal and the provision of the necessary utility access to facilitate future development.

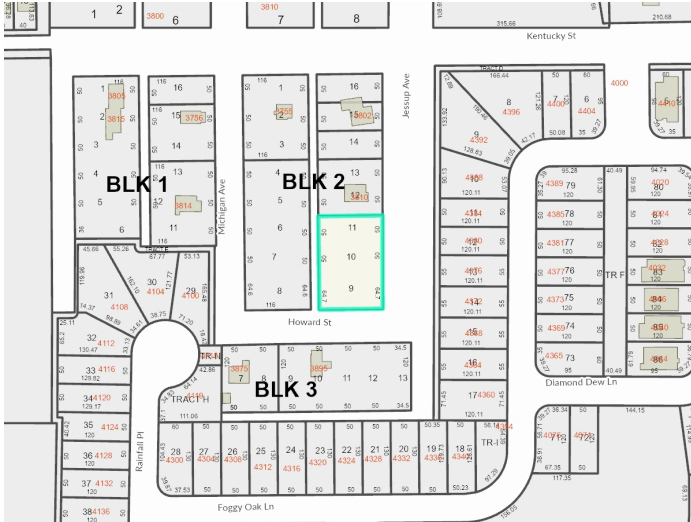
This narrative accompanies the formal application for subdivision and should be considered as a part of the comprehensive submission, including the attached parcel survey and other required documentation.

Property Record Card



Parcel: **16-20-31-501-0200-0090**
 Property Address:
 Owners: **MALLOY, DAVID P; MALLOY, KAREN L**
 2024 Market Value \$52,800 Assessed Value \$32,210
 2023 Tax Bill \$504.33 Tax Savings with Non-Hx Cap \$169.05
 Vacant Residential property has a lot size of 0.43 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-20-31-501-0200-0090
Property Address	
Mailing Address	3895 HOWARD ST SANFORD, FL 32773-6504
Subdivision	CAMERON
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$52,800	\$50,600
Land Value Agriculture	\$0	\$0
Market Value	\$52,800	\$50,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$20,590	\$21,318
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$32,210	\$29,282

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$673.38
Tax Bill Amount	\$504.33
Tax Savings with Exemptions	\$169.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MALLOY, DAVID P - Tenancy by Entirety
 MALLOY, KAREN L - Tenancy by Entirety

Legal Description

LOTS 9-11 BLK 2 CAMERON PB 1 PG 90

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,210	\$0	\$32,210
Schools	\$52,800	\$0	\$52,800
FIRE	\$32,210	\$0	\$32,210
ROAD DISTRICT	\$32,210	\$0	\$32,210
SJWM(Saint Johns Water Management)	\$32,210	\$0	\$32,210

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2001	\$65,000	04130/1113	Vacant	No

Land

Units	Rate	Assessed	Market
0.44 Acres	\$120,000/Acre	\$52,800	\$52,800

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

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

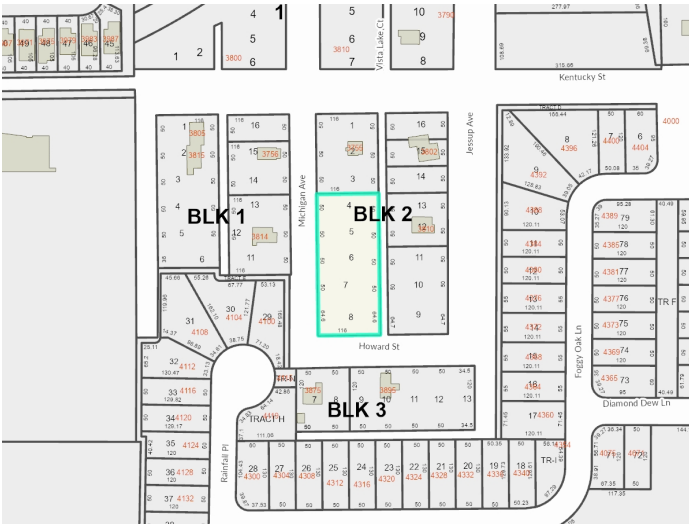
Copyright 2024 © Seminole County Property Appraiser

Property Record Card



Parcel: **16-20-31-501-0200-0040**
 Property Address:
 Owners: **MALLOY, DAVID P; MALLOY, KAREN L**
 2024 Market Value \$67,200 Assessed Value \$46,632
 2023 Tax Bill \$682.52 Tax Savings with Non-Hx Cap \$174.52
 Vacant Residential property has a lot size of 0.70 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-20-31-501-0200-0040
Property Address	
Mailing Address	3895 HOWARD ST SANFORD, FL 32773-6504
Subdivision	CAMERON
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$67,200	\$64,400
Land Value Agriculture	\$0	\$0
Market Value	\$67,200	\$64,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$20,568	\$22,007
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$46,632	\$42,393

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$857.04
Tax Bill Amount	\$682.52
Tax Savings with Exemptions	\$174.52

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MALLOY, DAVID P - Tenancy by Entirety
 MALLOY, KAREN L - Tenancy by Entirety

Legal Description

LOTS 4-8 BLK 2 CAMERON PB 1 PG 90

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$46,632	\$0	\$46,632
Schools	\$67,200	\$0	\$67,200
FIRE	\$46,632	\$0	\$46,632
ROAD DISTRICT	\$46,632	\$0	\$46,632
SJWM(Saint Johns Water Management)	\$46,632	\$0	\$46,632

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2001	\$65,000	04130/1113	Vacant	No
ADMINISTRATIVE DEED	5/1/1993	\$100	02590/0311	Vacant	No

Land

Units	Rate	Assessed	Market
0.70 Acres	\$96,000/Acre	\$67,200	\$67,200

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

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

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

Receipt Details

Date: 8/6/2024 3:56:21 PM
Project: 24-80000104
Credit Card Number: 54*****9571
Authorization Number: 19194P
Transaction Number: 060824C1D-F77C7D40-BE04-402E-BAA5-FBBA97D45CD6
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	MJH - 8 - PRE-APPLICATION	PROJ #: 24-80000104
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/06/24	
RELATED NAMES:	EP RAVI MALLIKARJUNA	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-20-31-501-0200-0090 + 16-20-31-501-0200-0040	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 8 SINGLE FAMILY RESIDENTIAL LOTS ON 1.13 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF MICHIGAN AVE AND HOWARD ST	
NO OF ACRES	1.13	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST CORNER OF MICHIGAN AVE AND HOWARD ST	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
RAVI MALLIKARJUNA 4410 FOGGY OAK LN SANFORD FL 32773 (614) 966-7404 REALESTATEBYRAVIS@GMAIL.COM	N/A	

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

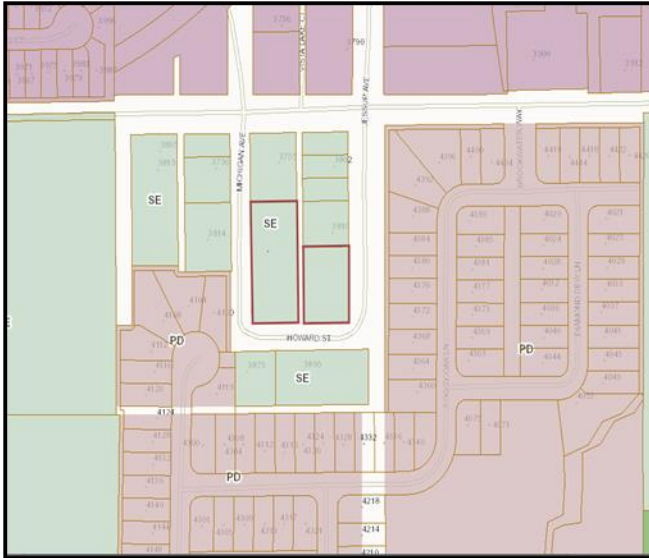
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Suburban Estates Future Land Use, which allows one dwelling unit per net buildable acre, and A-1 (Agricultural) Zoning.
- The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: SEMINOLE ESTATES



ZONING: A-1



AERIAL



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LA SCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
7.	Comprehensive Planning	The future land use is Suburban Estates (SE) which allows for residential development on a minimum of one acre. Lots sizes of less than one acre maybe permitted with accompanying Planned Development zoning, if density shall be computed on the basis of one dwelling unit per net buildable acres, provided, further however that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Other uses allow for general rural, houses of worship, and mobile homes. For a full list of compatible uses see page FLU-125.	Info Only
8.	Comprehensive Planning	The subject property is in the Sanford Joint Planning Area Zone 4 which prohibits new residential within 300 ft of an alignment formed by the centerline of the Orlando Sanford International Airport's new runway system extending east to the conservation area adjacent to Lake Jessup. All land east or south of the OSIA's new runway system shall be developed based on the part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the OSIA by Environmental Science Associates (ESA), as approved by the FAA and any revisions to the noise exposure maps that may occur as the result of airport development. If new residential land uses or residential zoning districts are permitted, an aviation easement and development order approval shall be required. New residential land use designations and zoning classifications (single-family detached, duplexes, townhomes or condominiums) shall be prohibited where noise contours are greater than 60 DNL (day-night noise level). Multi-family residential developments shall comply with the guidelines issued by the Federal Aviation Administration (FAA) and Department of	Info Only

		Transportation relating to airport compatible uses and will be allowed between the 60 and the 65 DNL noise contour only with an avigation easement and associated development order and shall be designed to meet the soundproofing regulations pursuant to the FAA Part 150 Noise Compatible Land Use Guidelines. An avigation easement shall be required and included in the recorded deed of any new lot prior to the construction of a single-family dwelling unit or a multi-family dwelling unit for properties located in the area depicted in Map 1-13 of the City Comprehensive Plan.	
9.	Comprehensive Planning	Future Land Use Map Amendment is needed for the rezone. The compatible FLU designation in the area is SE to PD. The proposed Zoning Map Amendment from A-1 to R-1BB is not consistent with a PD FLU designation or surrounding Area. Please follow the links to complete the Facility Capacity Impact Assessment worksheet and the Rezone/Future Land Use Amendment Application: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf .	Info Only
10.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with the City of Sanford to service them in the future.	Info Only
11.	Environmental Services	We have no objection to the proposed rezone.	Info Only
12.	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
13.	Planning and Development	The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) Zoning.	Info Only
14.	Planning and Development	The A-1 (Agriculture) zoning requires a minimum lot size of one (1) acre with a minimum lot width at building line of 150 feet.	Info Only
15.	Planning and Development	The subject parcels are part of an antiquated Plat known as the Cameron Subdivision platted in 1910. The lots as platted do not meet the minimum lot size requirement for the existing A-1 (Agriculture) zoning classification.	Info Only

16.	Planning and Development	<p>Sec. 30.1105. - Seminole Estates land development regulations.</p> <p>(a) Prohibition on Subdivision. Owners of property within Seminole Estates shall not be eligible to subdivide their lot or lots through any process provided in the Land Development Code if approval of the request would increase the number of lots on the property that is the subject of any development application greater than the number of lots existing on June 1, 2000.</p> <p>(b) Development Orders and Development Permits. The County shall not approve an application for a development order or development permit if the approval would increase the number of lots on the property that is the subject of the application greater than the number of lots existing on June 1, 2000.</p>	Info Only
17.	Planning and Development	A Small-Scale Future Land Use Amendment & Rezone may take between 3 – 4 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
18.	Planning and Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – 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. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
19.	Planning and Development	Net Buildable: 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
20.	Planning and Development	The proposed A-1 (Agriculture) Zoning district requires the following minimum building setbacks: Front Yard - fifty (50) feet; Side Yard - ten (10) feet; Side Street - fifty (50) feet; Rear Yard - thirty (30) feet.	Info Only
21.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
22.	Planning and Development	The subject site is located within the Seminole County/City of Sanford Joint Planning Agreement and is known as sub-area 4. Subarea 4 allows a maximum density of 3.5 dwelling units per net	Info Only

		buildable acre.	
23.		<p>Subdivision Process:</p> <ul style="list-style-type: none"> • 1st step is approval of the appropriate Future Land Use and Zoning; this involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by Staff and the Planning & Zoning Board as a technical review item. • 3rd step is approval of the Final Engineering Plans. • 4th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. 	Info Only
24.	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
25.	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
26.	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
27.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches	Info Only

		Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	
28.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the surrounding roads (Jessup Avenue to the east, Howard Street to the south, and Michigan Avenue to the west). There is an existing stormwater swale along Jessup Avenue and Michigan Avenue; however, there is no stormwater conveyance or retention system along Howard Street. The overall area eventually drains to the stormwater swale and conveyance system along the south side of Kentucky Street, that is connected to the South Cameron Avenue Ditch located just to the east of the subject properties.	Info Only
29.	Public Works - Engineering	A detailed Grading and Drainage Plan for each single residential unit will be required at permitting.	Info Only
30.	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 area, 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
31.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
32.	Public Works - Engineering	Jessup Avenue has a 90 feet wide public "right-of-way", Howard Street has a 60 feet wide public "right-of-way", and Michigan Avenue has a 50 feet wide public "right-of-way". All three public "rights-of-way" have existing width that satisfy the Seminole County minimum requirements; therefore, there is no need for additional "right-of-way" dedication. All three roads, Jessup Avenue, Howards Street, and Michigan Avenue have pavement width of 16 feet and are functionally classified as Local Roads. Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A (Required Right-of-Way and Pavement Widths), all Local Roads shall have a minimum of 20 feet wide pavement. This will require widening of the entire Jessup Avenue and Michigan Avenue from 16 feet to 20 feet, considering the frontage of the proposed eight (8) parcels is along these two roads. Also, please note that all public roadways must be designed and constructed to County standards. Both, Jessup Avenue and Michigan Avenue, are not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
33.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only

34.	Public Works - Engineering	The proposed project is located within the Lake Jessup Drainage Basin.	Info Only
35.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie fine sands (100%), Map Unit Symbol 20. Myakka and EauGallie fine sands soils are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D.	Info Only
36.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be almost flat with a predominant elevation of 17.0 feet. The properties to the north of the subject parcels, towards Kentucky Street, appear to be lower, and are predominantly at elevation 16.0 feet and 15.0 feet.	Info Only
37.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. This will require construction of new sidewalk along the entire Jessup Avenue, Michigan Avenue, and Howard Street. A new sidewalk along Kentucky Street, between Jessup Avenue and Michigan Avenue, may be constructed in lieu of the new sidewalk along Howard Street. The new sidewalk along Kentucky Street will require connection to the existing sidewalk along this road that is currently terminated on the east side of Jessup Avenue. Concrete sidewalks must be constructed on both sides of all streets with 3,000 psi concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
38.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement is required for each single residential unit. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Public Safety - Fire Marshal	Brenda Paz bpaz@seminolecountyfl.gov

Building Division Review Coordinator	Jay Hamm
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	Jay Hamm
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1179

Title:

9:40AM (IN PERSON) ALTAMONTE SPRINGS TOWNHOMES - PRE-APPLICATION

Project Number: 24-80000102

Project Description: Proposed Subdivision for 282 townhome lots on 32.45 acres in the PD Zoning District located on the south side of Hillview Dr, east of SR 434

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 22-21-29-300-0300-0000++

BCC District: 3-Constantine

Applicant: David Stokes (407) 629-8330

Consultant: N/A



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

PROJ. #: 24-80000102
 PM: Joy
 REC'D: 8/6/24

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: Altamonte Springs Townhomes
 PARCEL ID #(S): 22-21-29-300-006A-0000, 22-21-29-300-0170-0000 & 22-21-29-300-0300-0000
 TOTAL ACREAGE: 32.45 BCC DISTRICT: 3: Constantine
 ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
 ADDRESS: 431 E. Horatio Ave., Ste 260
 CITY: Maitland STATE: FL ZIP: 32751
 PHONE: 407-629-8330 EMAIL: eplan email: nicole@madden-eng.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: 282 townhome units
 SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: 8/16	COM DOC DUE: 8/22	DRC MEETING: 8/28
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD/C-3	FLU: PD/IND	LOCATION: on the south side of Hillview Dr, east of SR 434
W/S: City of Altamonte Springs	BCC: 3: Constantine	



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

July 31, 2024

RE: Altamonte Springs Townhomes

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 22-21-29-300-006A-0000, 22-21-29-300-0170-0000 & 22-21-29-300-0300-0000

Location: Northwest corner of Hillview Drive and Matthews Road

Proposing: 282 townhome units

We wish to discuss access, utilities, general site design issues, and permitting process.

David A. Stokes, P.E.

President

Madden, Moorhead & Stokes, LLC.

431 E. Horatio Ave, Suite 260

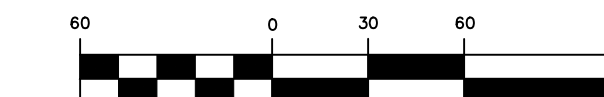
Maitland, FL 32751

P 407-629-8330

dstokes@madden-eng.com



GRAPHIC SCALE



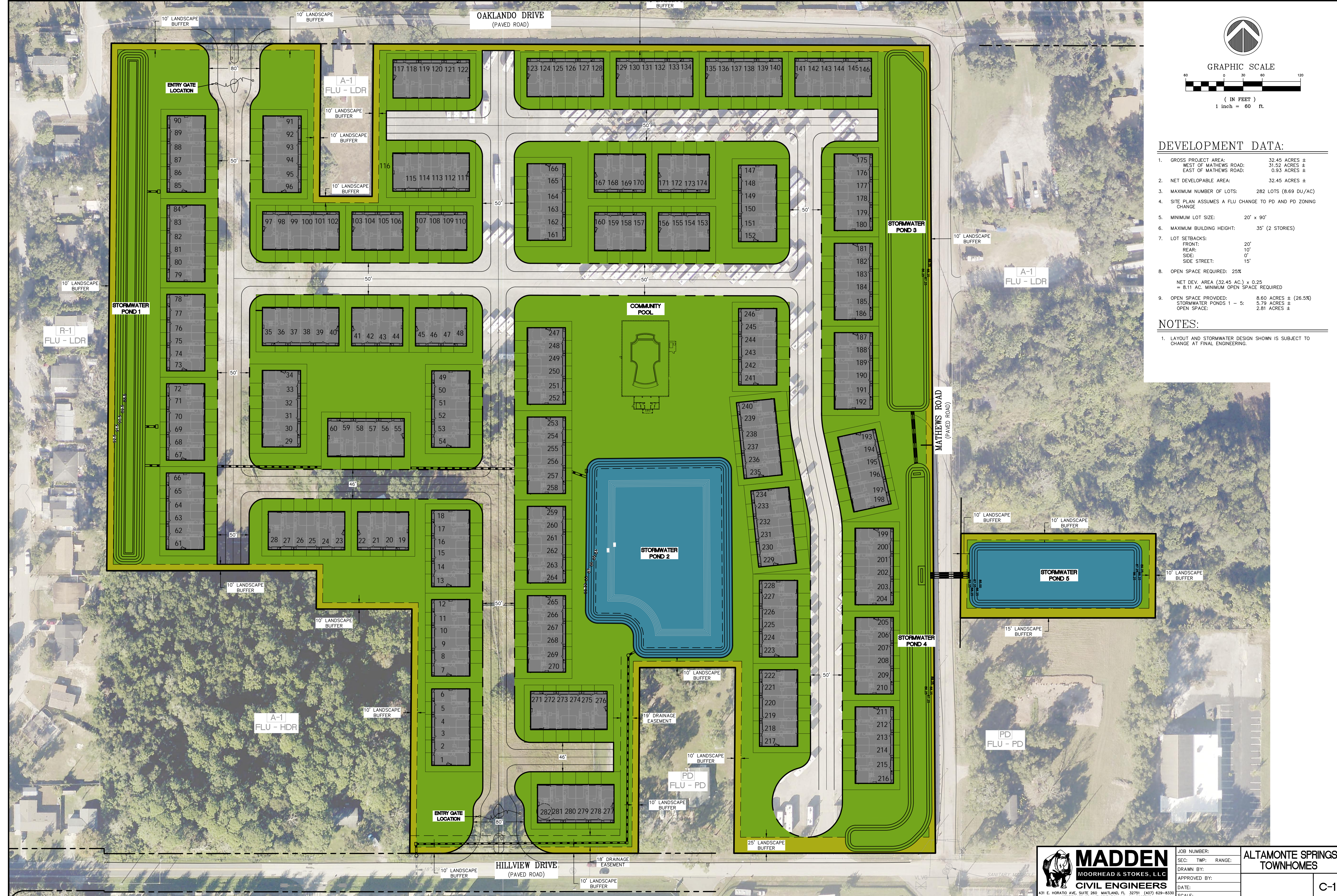
(IN FEET)
1 inch = 60 ft.

DEVELOPMENT DATA:

- GROSS PROJECT AREA: 32.45 ACRES ±
WEST OF MATHEWS ROAD: 31.52 ACRES ±
EAST OF MATHEWS ROAD: 0.93 ACRES ±
- NET DEVELOPABLE AREA: 32.45 ACRES ±
- MAXIMUM NUMBER OF LOTS: 282 LOTS (8.69 DU/AC)
- SITE PLAN ASSUMES A FLU CHANGE TO PD AND PD ZONING CHANGE
- MINIMUM LOT SIZE: 20' x 90'
- MAXIMUM BUILDING HEIGHT: 35' (2 STORIES)
- LOT SETBACKS:
FRONT: 20'
REAR: 10'
SIDE STREET: 15'
- OPEN SPACE REQUIRED: 25%
NET DEV. AREA (32.45 AC.) x 0.25
= 8.11 AC. MINIMUM OPEN SPACE REQUIRED
- OPEN SPACE PROVIDED:
STORMWATER PONDS 1 - 5: 8.60 ACRES ± (26.5%)
OPEN SPACE: 2.81 ACRES ±

NOTES:

- LAYOUT AND STORMWATER DESIGN SHOWN IS SUBJECT TO CHANGE AT FINAL ENGINEERING.



<p>MADDEN MOORHEAD & STOKES, LLC CIVIL ENGINEERS 431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330 CERTIFICATE OF AUTHORIZATION NO. CA-0007723</p>	JOB NUMBER:	ALTAMONTE SPRINGS TOWNHOMES
	SEC. TWP. RANGE:	
	DRAWN BY:	
	APPROVED BY:	
DATE:		
SCALE:		

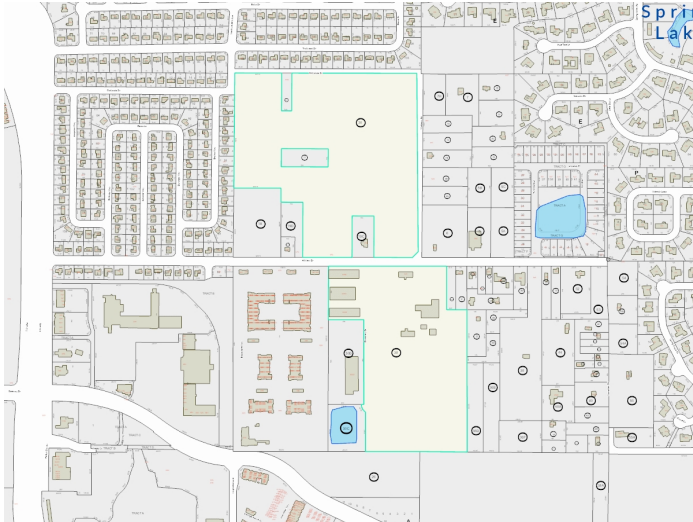
DATA:24027-HILLVIEW DRIVE PROPERTY/ENG/CONCEPT_1.DWG

Property Record CardA



Parcel: 22-21-29-300-0300-0000
 Property Address: 601 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
 Owners: RDC ALTAMONTE SPRINGS LLC
 2024 Market Value \$24,848,508 Assessed Value \$23,728,592
 2023 Tax Bill \$287,074.99 Tax Savings with Non-Hx Cap \$3.20
 Mini Ware House property w/1st Building size of 13,290 SF and a lot size of 53.54 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	22-21-29-300-0300-0000
Property Address	
Mailing Address	901 DOVE ST # 230 NEWPORT BEACH, CA 92660-1527
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	9	8
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Market Value	\$24,848,508	\$21,571,851
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$1,119,916	\$404
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$23,728,592	\$21,571,447

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$287,078.19
Tax Bill Amount	\$287,074.99
Tax Savings with Exemptions	\$3.20

Owner(s)A

Name - Ownership Type
 RDC ALTAMONTE SPRINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 22 TWP 21S RGE 29E
 SW 1/4 OF NW 1/4
 (LESS S 408 FT OF W 150 FT OF W 2/3 OF E 3/4
 OF S 1/2 OF SW 1/4 OF NW 1/4
 & BEG SE COR OF W 1/2 OF SE 1/4 OF SW 1/4
 OF NW 1/4 RUN
 N 316 FT W 150 FT S 316 FT E 150 FT TO BEG &
 BEG 25 FT N OF W 1/4 COR RUN N 443.36 FT E
 328.18 FT S 443.36 FT W 328.73 FT TO BEG & S
 132 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NW
 1/4
 & W 82 1/2 FT OF N 264 FT OF E 1/2 OF NW
 1/4 OF SW 1/4 OF NW 1/4 & RD)
 &
 W 1/4 OF NE 1/4 OF SW 1/4 (LESS E 142.50 FT
 OF N 1/4) & E 1/2 OF NW 1/4 OF SW 1/4
 (LESS BEG SE COR OF SW 1/4 OF NW 1/4 OF
 SW 1/4 RUN N 925.02 FT E 250 FT S 595 FT W
 15 FT
 SELY ALONG CURVE 63.58 FT S 276.10 FT W
 264.31 FT TO BEG & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$23,728,592	\$0	\$23,728,592
Schools	\$24,848,508	\$0	\$24,848,508
FIRE	\$23,728,592	\$0	\$23,728,592
ROAD DISTRICT	\$23,728,592	\$0	\$23,728,592
SJWM(Saint Johns Water Management)	\$23,728,592	\$0	\$23,728,592

SalesA

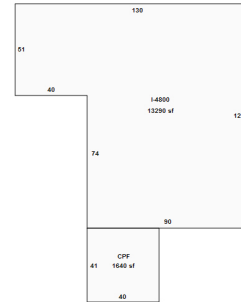
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/12/2021	\$25,199,400	10098/0190	Improved	Yes

LandA

Units	Rate	Assessed	Market
855,486 SF	\$5.75/SF	\$4,919,045	\$4,919,045
855,486 SF	\$5.75/SF	\$4,919,045	\$4,919,045
621,420 SF	\$5.75/SF	\$3,573,165	\$3,573,165

Building InformationA	
#	9
Use	MOBILE HOME
Year Built*	2007
Bed	1
Bath	2.0
Fixtures	6
Base Area (ft ²)	2820
Total Area (ft ²)	5640
Constuction	SIDING GRADE 3
Replacement Cost	\$277,150
Assessed	\$232,806

* Year Built = Actual / Effective



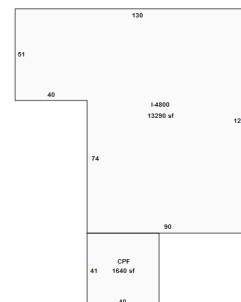
Sketch by Apen Sketch

Building 9

AppendagesA	
Description	Area (ft ²)
BASE	2820

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1978/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	13290
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,515,482
Assessed	\$1,068,415

* Year Built = Actual / Effective



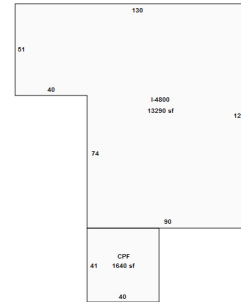
Sketch by Apen Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
CARPOT FINISHED	1640

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1978/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2016
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$256,950
Assessed	\$181,150

* Year Built = Actual / Effective

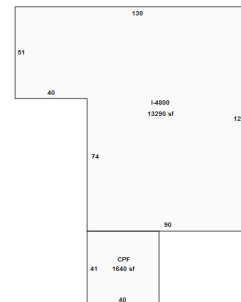


Sketch by Aspen Sketch

Building 2

Building InformationA	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1978/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	8050
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$937,641
Assessed	\$661,037

* Year Built = Actual / Effective

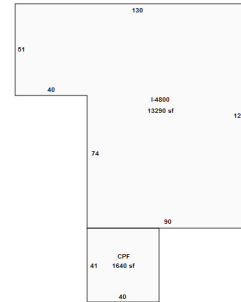


Sketch by Aspen Sketch

Building 3

Building InformationA	
#	4
Use	STEEL/PRE ENGINEERED.
Year Built*	1974/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1260
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$177,080
Assessed	\$124,841

* Year Built = Actual / Effective

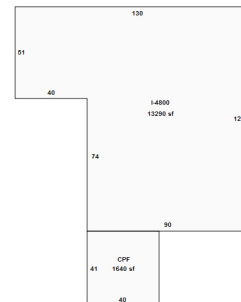


Sketch by Apen Sketch

Building 4

Building InformationA	
#	5
Use	STEEL/PRE ENGINEERED.
Year Built*	1974/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7155
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,239,627
Assessed	\$873,937

* Year Built = Actual / Effective



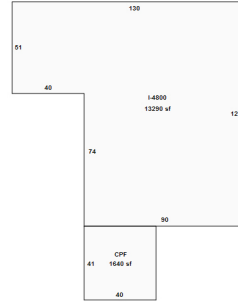
Sketch by Apen Sketch

Building 5

AppendagesA	
Description	Area (ft ²)
UTILITY UNFINISHED	180

Building InformationA	
#	6
Use	STEEL/PRE ENGINEERED.
Year Built*	1995/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12900
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,453,325
Assessed	\$1,024,594

* Year Built = Actual / Effective

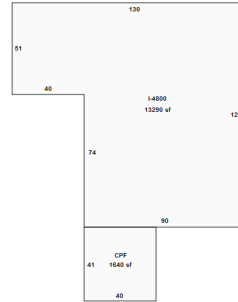


Sketch by Aspen Sketch

Building 6

Building InformationA	
#	7
Use	STEEL/PRE ENGINEERED.
Year Built*	1995/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	16560
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,820,112
Assessed	\$1,283,179

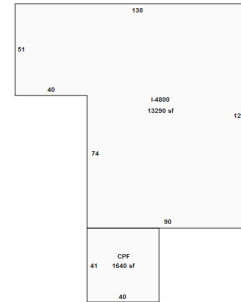
* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 7

Building InformationA	
#	8
Use	STEEL/PRE ENGINEERED.
Year Built*	1995/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12900
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,428,363
Assessed	\$1,006,996



Sketch by OpenSketch

Building 8

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
19592	601 HILLVIEW DR: ELECTRICAL - RESIDENTIAL-	\$40		12/28/2023
07308	620 HILLVIEW DR: CONSTRUCTION TRAILER-commercial construction trailer	\$35,000		12/18/2023
12007	670 HILLVIEW DR: ELECTRICAL - COMMERCIAL-Electrical service rack	\$1,000		8/11/2023
08728	670 HILLVIEW DR: FENCE/WALL COMMERCIAL-Fence	\$25,000		6/8/2023
01537	670 HILLVIEW DR: PLUMBING - COMMERCIAL-Adult Toy Storage Parking Lot	\$9,000		2/14/2023
14215	670 HILLVIEW DR: ELECTRICAL - COMMERCIAL-Outdoor Storage Facility	\$24,000		9/8/2022
11134	8' X 858' GALVANIZED CHAIN LINK FENCE & 6' X 1,598' GALVANIZED CHAIN LINK FENCE W/ BARB WIRE & DRIVE GATE	\$16,628		9/30/2015
10479	ELECTRICAL	\$85,611		9/15/2015
10013	SITE LIGHTING	\$145,000		9/2/2015
02292	REPLACE 150 AMP METER BASE & RISER; PAD PER PERMIT 9604 DISCOVERY CT	\$1,000		3/31/2011
05855	MISC ELECTRIC WIRING	\$0		6/23/2000
06717	ADD 2 NEW SERVICES	\$1,800		10/1/1994
02713	ADULT TOY STORAGE 9600 DISCOVERY CT	\$59,737		4/1/1994
02714	ADULT TOY STORAGE 9604 DISCOVERY CT	\$59,737		4/1/1994
02712	ADULT TOY STORAGE 9608 DISCOVERY CT	\$48,600		4/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
ALUM PORCH NO FLOOR	2000	224	\$1,129	\$452
COMMERCIAL ASPHALT DR 2 IN	2000	22040	\$53,998	\$22,949
ALUM UTILITY BLDG W/CONC FL	2000	90998	\$1,201,174	\$480,470
6' CHAIN LINK FENCE	2000	4305	\$50,282	\$20,113
IRON FENCE	2000	3702	\$32,281	\$13,719
BLOCK WALL	2015	13520	\$124,384	\$99,507
8' CHAIN LINK FENCE	2015	858	\$13,368	\$9,807
COMMERCIAL ASPHALT DR 2 IN	2016	42250	\$103,513	\$85,398
COMMERCIAL ASPHALT DR 2 IN	2016	39435	\$96,616	\$79,708
COMMERCIAL ASPHALT DR 2 IN	2016	82764	\$202,772	\$167,287
BLOCK WALL	2022	4230	\$38,916	\$37,943
FACE BLOCK WALL	2023	3108	\$35,742	\$35,742
IRON GATE	2023	300	\$8,652	\$8,652
ALUM FENCE	2023	4836	\$29,886	\$29,886

ZoningA	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Spring Lake
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 52

UtilitiesA	
Fire Station #	Station: 13 Zone: 137
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

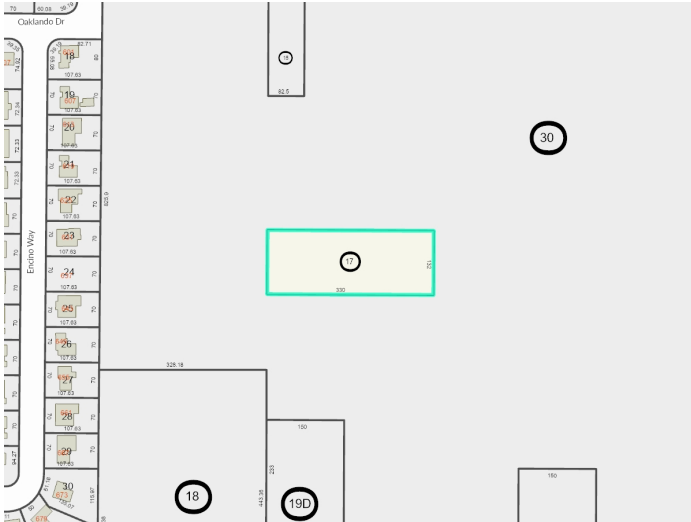
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Property Record Card



Parcel: 22-21-29-300-0170-0000
 Property Address:
 Owners: RDC ALTAMONTE SPRINGS LLC
 2024 Market Value \$52,500 Assessed Value \$52,500
 2023 Tax Bill \$698.67
 Vacant Residential property has a lot size of 0.96 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-21-29-300-0170-0000
Property Address	
Mailing Address	901 DOVE ST STE 230 NEWPORT BEACH, CA 92660-3023
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$52,500	\$52,500
Land Value Agriculture	\$0	\$0
Market Value	\$52,500	\$52,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$52,500	\$52,500

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$698.67
Tax Bill Amount	\$698.67
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 RDC ALTAMONTE SPRINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E S 132 FT OF E 1/2 OF
NW 1/4 OF SW 1/4 OF NW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$52,500	\$0	\$52,500
Schools	\$52,500	\$0	\$52,500
FIRE	\$52,500	\$0	\$52,500
ROAD DISTRICT	\$52,500	\$0	\$52,500
SJWM(Saint Johns Water Management)	\$52,500	\$0	\$52,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/26/2023	\$205,500	10530/0319	Improved	No
WARRANTY DEED	12/20/2022	\$185,000	10363/1916	Vacant	No
ADMINISTRATIVE DEED	11/2/2022	\$100	10342/0856	Vacant	No
CORRECTIVE DEED	2/22/2022	\$100	10205/0247	Vacant	No
QUIT CLAIM DEED	9/15/2021	\$100	10047/1006	Vacant	No
WARRANTY DEED	5/1/1992	\$28,000	02537/1245	Vacant	No
WARRANTY DEED	2/1/1985	\$39,200	01616/1015	Vacant	No
WARRANTY DEED	11/1/1984	\$15,000	01616/1014	Vacant	No
WARRANTY DEED	10/1/1983	\$13,300	01497/0895	Vacant	No
PROBATE RECORDS	1/1/1981	\$100	01317/1496	Vacant	No

Land

Units	Rate	Assessed	Market
1 Acres	\$70,000/Acre	\$52,500	\$52,500

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-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Spring Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 52

Utilities	
Fire Station #	Station: 13 Zone: 137
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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Property Record Card



Parcel: 22-21-29-300-006A-0000
 Property Address:
 Owners: RDC ALTAMONTE SPRINGS LLC
 2024 Market Value \$96 Assessed Value \$96
 2023 Tax Bill \$1.28
 Vacant Residential property has a lot size of 0.97 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-21-29-300-006A-0000
Property Address	
Mailing Address	901 DOVE ST # 230 NEWPORT BEACH, CA 92660-1527
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$96	\$96
Land Value Agriculture	\$0	\$0
Market Value	\$96	\$96
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$96	\$96

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.28
Tax Bill Amount	\$1.28
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 RDC ALTAMONTE SPRINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 S 132 FT OF N 264 FT OF W
 1/2 OF SW 1/4 OF SE 1/4 OF
 NW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$96	\$0	\$96
Schools	\$96	\$0	\$96
FIRE	\$96	\$0	\$96
ROAD DISTRICT	\$96	\$0	\$96
SJWM(Saint Johns Water Management)	\$96	\$0	\$96

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/12/2021	\$25,199,400	10098/0190	Vacant	No
WARRANTY DEED	7/1/2011	\$20,000	07598/0439	Vacant	No
WARRANTY DEED	4/1/1982	\$6,300	01395/0909	Vacant	Yes
WARRANTY DEED	1/1/1974	\$3,500	01036/0618	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.96 Acres	\$100/Acre	\$96	\$96
0.06 Acres	\$0/Acre		

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
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Zoning

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

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 53

School Districts

Elementary	Spring Lake
Middle	Teague
High	Lake Brantley

Utilities

Fire Station #	Station: 13 Zone: 137
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 8/6/2024 12:42:52 PM
Project: 24-80000102
Credit Card Number: 55*****9433
Authorization Number: 034771
Transaction Number: 060824C18-9EA17B8D-04EA-4B91-B89A-1E3992A61E52
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	ALTAMONTE SPRINGS TOWNHOMES - PRE-APPLICATION	PROJ #: 24-80000102
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/06/24	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-21-29-300-0300-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 282 TOWNHOME UNITS ON 32.45 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF SR 434	
NO OF ACRES	32.45	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
DAVID STOKES, P.E. MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	N/A	

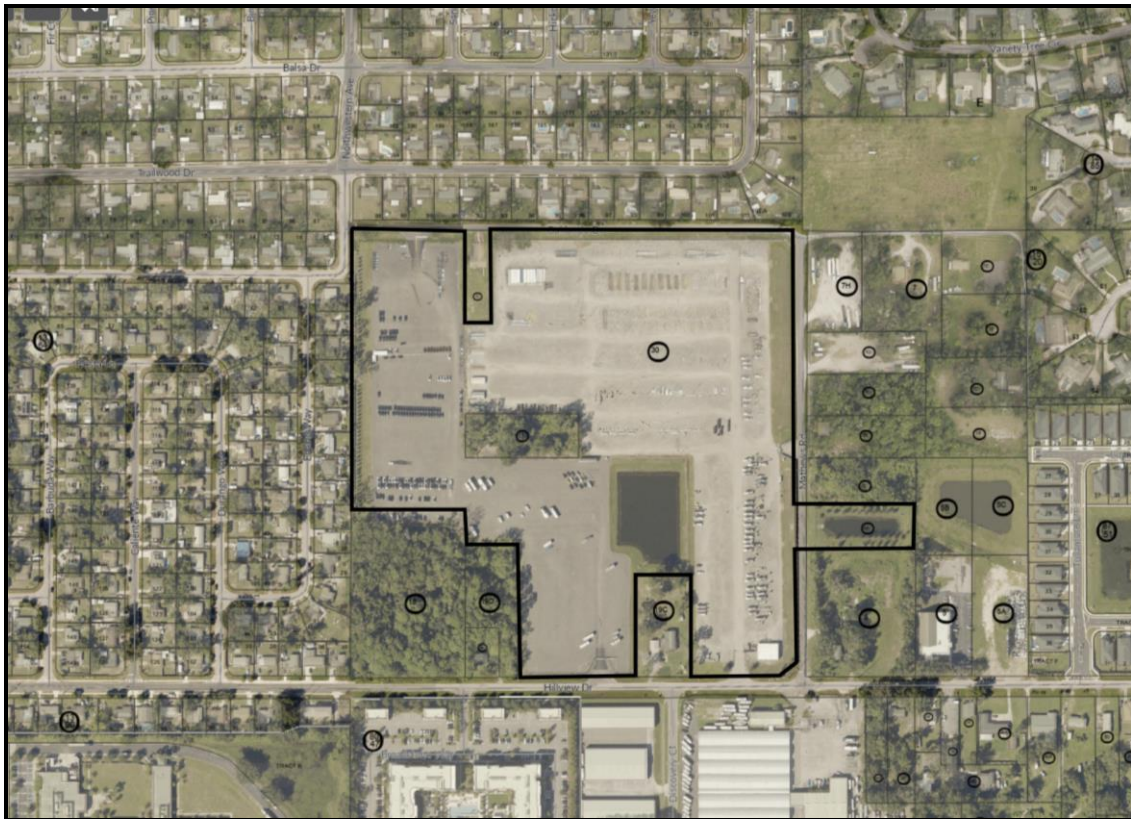
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has Planned Development and Industrial Future Land Use with C-3 (Heavy Commercial & Very Light Industrial) and PD (Planned Development) zoning classifications, and has been developed as the “Adult Toy Storage” facility allowing for the storage of recreational vehicles.
- The proposed development of 282 townhomes will require approval of a Future Land Use Amendment and Rezone by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	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.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
5.	Buffers and CPTED	The estimated landscape buffer requirements have been included with your comment document. These are subject to change when a more detailed plan is submitted for formal review.	Info Only
6.	Building Division	Library Comment Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Site lighting, walls & fences, pool and any other communal structures will require separate permits.	Info Only
10.	Comprehensive Planning	The property has Industrial and Planned Development Future Land Use designations. A Future Land Use map amendment will be required along with the rezone. Medium Density Residential (MDR) allows up to 10 units per acre and High Density Residential (HDR) allows up to 20 units per acre.	Info Only
11.	Comprehensive Planning	The purpose and intent of this land use designation is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to encourage flexible and creative site design.	Info Only
12.	Comprehensive Planning	PD Future Land Use requires a minimum of 25% of the site must be designated as recreation and common open space areas.	Info Only

13.	Environmental Services	This development is within the City of Altamonte Springs' potable water service area. Please coordinate with the City of Altamonte Springs to service it.	Info Only
14.	Environmental Services	This development is not within any sanitary sewer service areas (which defaults it to being in Seminole County's sanitary sewer service area). We do not have any sanitary sewer lines nearby, so we would have no objection to the City of Altamonte Springs servicing sewer to it if capable. We would be willingly to provide a letter to the City of Altamonte Springs in order to confirm our no objection if required. Please coordinate with the City of Altamonte Springs to service it.	Info Only
15.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources	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
21.	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	Info Only

		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 dripline, 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)	
22.	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
23.	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
24.	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
25.	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
26.	Natural Resources	Library Comment 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
27.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
28.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
29.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required	Info Only

		replacement trees. SCLDC 60.9(d)(5)	
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
31.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
32.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
33.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
34.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
35.	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
36.	Planning & 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: http://www.seminolecountyfl.gov/gm/	Info Only
37.	Planning & Development	A Future Land Use Amendment & Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only

		Land Use Amendments & Rezones for land exceeding ten (10) acres requires a second reading for approval from the Board of County Commissioners.	
38.	Planning & Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml	Info Only
39.	Planning & Development	Community Meeting Procedures Section 30.49. <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – 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. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
40.	Planning & Development	The site is located within the City of Altamonte Springs utility service area. Please contact the City about a Pre-Annexation agreement prior to submitting a Land Use Amendment and Rezone application to the County.	Info Only
41.	Planning & Development	Per SCLDC Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria: PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. 	Info Only

		<p>(4) Provision of affordable or workforce housing.</p> <p>(5) Reduction in vehicle miles traveled per household.</p> <p>(6) Transit-oriented development.</p> <p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. The applicant must demonstrate compliancy with the intent of SCLDC Sec. 30.8.5.3(b).</p> <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	
42.	Planning & Development	<p>Per SCLDC Sec. 30.8.5.3(e) - Residential PD Design Standards:</p> <p>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</p> <p>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</p> <p>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</p> <p>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</p>	Info Only
43.	Planning & Development	<p>The Planned Development Future Land Use and PD (Planned Development) zoning classification requires a minimum of 25% open space to be provided. Open Space must comply with SCLDC Sec. 30.14.23 Residential Open Space.</p>	Info Only
44.	Planning & Development	<p>Net Buildable Definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p>	Info Only

45.	Planning & Development	All Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements	Info Only
46.	Planning & Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
47.	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
48.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49.	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
50.	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
51.	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
52.	Public Safety -	Hose Lay: Fire Department access roads shall be provided such	Info Only

	Fire Marshal	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)	
53.	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
54.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
55.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
56.	Public Works - Engineering	The proposed project is located within the little Wekiva drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally well drained soils.	Info Only
58.	Public Works - Engineering	Based on a preliminary review, the site is connected to a drainage system with known drainage issues exists. The site does have a master stormwater system. Because of the known issues no additional volume or rate would be allowed to leave the site for the 25-year, 24-hour storm event volume.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope Southeast.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall through an existing retention and outfall system.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

62.	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
63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	The property is adjacent to Hillview Drive, Mathews Road and Oaklando Drive, which are classified as local roads. these roads area not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
65.	Public Works - Engineering	The roadway geometry for Oaklando Drive does not meet County standards. The roadway structure may not meet County standards for this road as well. All roadways connecting the property have to be improved along the property frontage for roadway and ROW width, structure etc.	Info Only
66.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	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 - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov

Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs (407) 571-8150 www.altamonte.org

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

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

Agenda Memorandum

File Number: 2024-1181

Title:

10:00AM (TEAMS) AZALEA BLOOM - PRE-APPLICATION

Project Number: 24-80000103

Project Description: Proposed Site Plan for a multifamily housing development on 3 acres in the C-3 Zoning District located on the north side of SR 426, west of Camp Rd

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

Parcel ID: 29-21-31-300-0140-0000

BCC District: 1-Dallari

Applicant: Oscar Paul (850) 703-8810

Consultant: N/A



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

PROJ. #: 24-80000103
Received: 8/6/24
Paid: 8/7/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Azalea Bloom	
PARCEL ID #(S): 29-21-31-300-0140-0000	
TOTAL ACREAGE: 3	BCC DISTRICT: 1: Dallari
ZONING: C-3	FUTURE LAND USE: IND

APPLICANT

NAME: Oscar Paul	COMPANY: National Community Renaissance	
ADDRESS: 7214 Forest City Road		
CITY: Orlando	STATE: FL	ZIP: 32810
PHONE: 850-703-8810	EMAIL: OPaul@nationalcore.org	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Proposed development of affordable multifamily housing. Pre-application meeting to confirm allowable density and height if utilizing Live Local Act (SB102) on commercially zoned property.</u>				

STAFF USE ONLY

COMMENTS DUE: 8/16	COM DOC DUE: 8/22	DRC MEETING: 8/28
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-3	FLU: IND	LOCATION: on the north side of SR 426, west of Camp Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 8/23



Together, we transform lives and communities

08/02/2024

Seminole County – Development Serviced
1101 E. 1st Street
Sanford, FL 32771

National CORE: Proposed Development off West Lake State Road 426 – Seminole County

National CORE (Community Renaissance) is a nationally recognized nonprofit organization dedicated to transforming communities through affordable housing development and services. With a mission to "revitalize neighborhoods, foster community engagement, and promote self-sufficiency," National CORE has been at the forefront of affordable housing solutions for over two decades. Our comprehensive approach integrates high-quality housing with supportive services, ensuring sustainable and impactful community development.

Purpose of the Meeting

The purpose of this pre-application meeting is to discuss the potential development of a 3-acre parcel located off West State Road 426, identified as parcel number 29-21-31-300-0140-0000. We seek to explore the applicability of the Live Local Act (SB 102) for constructing affordable housing on this site, currently zoned C-3 (Commercial 3). Understanding the allowable density, height, and other regulatory aspects under the Live Local Act is crucial for our preliminary planning and feasibility assessments.

Preliminary Development Vision

While we are in the very early stages and do not yet have a site plan, our vision includes:

- Development of multifamily residential units – the development will be 100% affordable housing with an extended affordability period.
- High-quality design and construction standards that reflect National CORE’s commitment to excellence and sustainability as well as meets the constructions and design standards of Seminole County

Applicability of the Live Local Act

The Live Local Act, effective July 1, 2023, allows for certain multifamily and mixed-use affordable housing developments to bypass traditional zoning requirements under specific conditions. Key provisions include:

- **Zoning:** The property must be zoned commercial, industrial, or mixed-use.
- **Affordable Housing Requirement:** At least 40% of the multifamily residential units must be affordable as defined by Florida Statutes, maintaining affordability for a minimum of 30 years.
- **Density and Height:** The Act mandates that local governments cannot restrict density below the highest allowed on any residential land within the locality. Height restrictions are similarly eased, ensuring a minimum allowable height comparable to the highest permitted for commercial or residential properties within one mile or at least three stories, whichever is higher.

Given the current C-3 zoning of the parcel, we seek clarification on the following points:



9421 Haven Avenue
Rancho Cucamonga, CA 91730

www.nationalcore.org



Together, we transform lives and communities

- Confirmation that C-3 zoning qualifies under the commercial category as stipulated by the Live Local Act.
- Allowable density and height for the proposed development under the Act, considering the parcel's location and surrounding zoning designations.
- Specific local land development regulations that our project must comply with, including setbacks, parking requirements, and any other pertinent standards.

Conclusion

We look forward to a productive discussion with Seminole County officials to gain insights and guidance on leveraging the Live Local Act for our proposed affordable housing project. This preliminary engagement is crucial for aligning our development vision with local regulations and ensuring a mutually beneficial outcome for the community.

Thank you for your time and consideration. We are eager to collaborate and contribute to the betterment of Seminole County through innovative and impactful affordable housing solutions.

Thank you,

Oscar Paul

Oscar Paul
Development Manager
National Community Renaissance



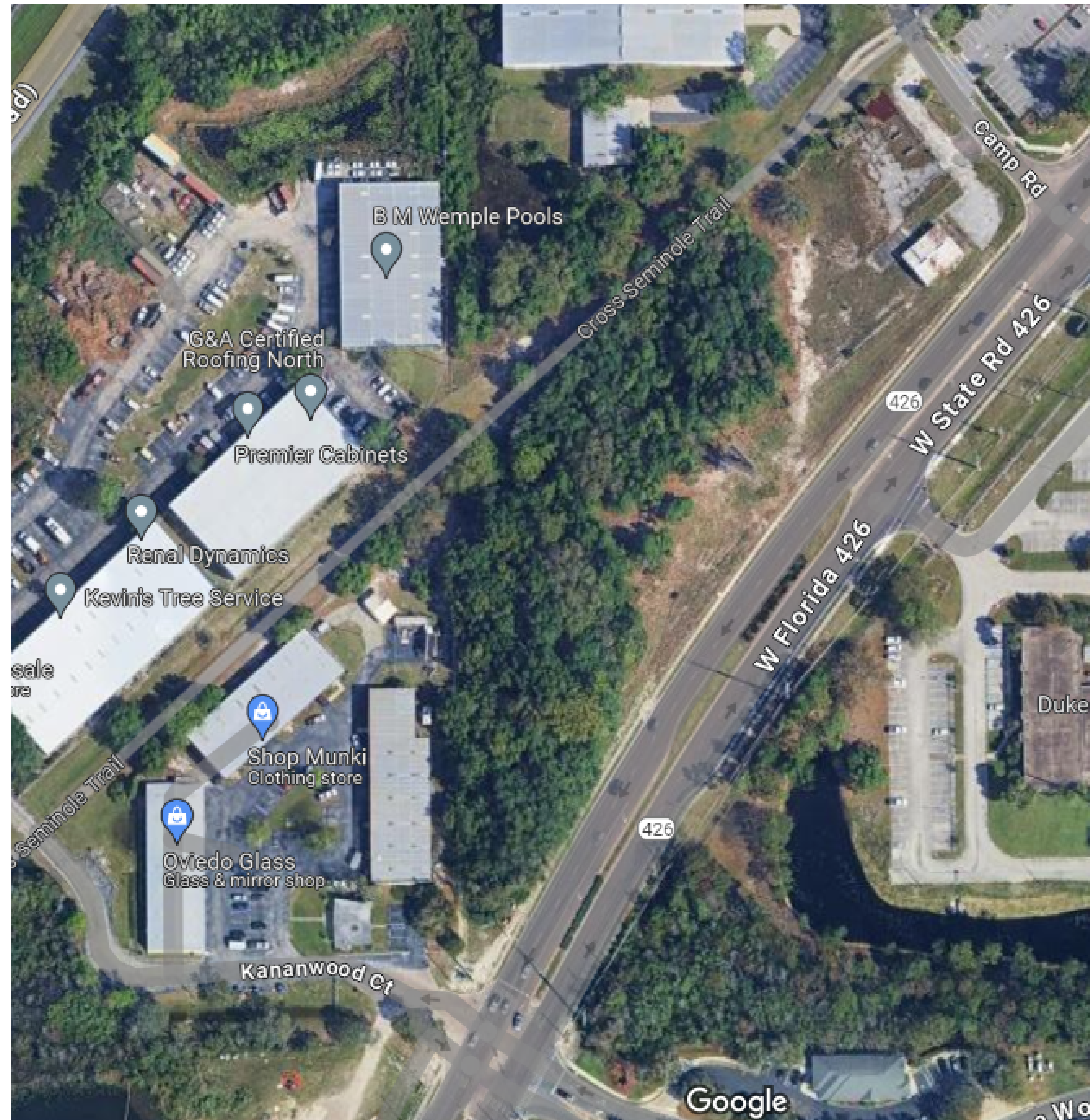
9421 Haven Avenue
Rancho Cucamonga, CA 91730

www.nationalcore.org





Existing Conditions - Vacant Land



**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Potable water is available to the proposed Development, subject to item 2 below.
2. To access such water service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: _____

Development Location: _____

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned Local Government representative confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use (i) are consistent with current land use regulations and zoning designation; OR (ii) are approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes; OR (iii) are consistent with sections 125.01055 (7) and 166.04151 (7), Florida Statutes; OR, (iv) if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Address (street address, city, state)

Print or Type Name

Address (street address, city, state)

Print or Type Title

Telephone Number (including area code)

Date Signed

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Electricity is available to the proposed Development, subject to item 2 below.
2. To access such electric service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and install or construct line extensions and other equipment in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Existing paved roads provide access to the proposed Development, or there are no known impediments to the construction of paved roads to connect part of the proposed Development to existing paved roads;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Print or Type Title

Address (street address, city, state)

Date Signed

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE –
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, Sewer Capacity or Package Treatment is available to the proposed Development; or there are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

Property Record Card



Parcel: **29-21-31-300-0140-0000**
 Property Address:
 Owners: **DOWNES, GEORGE R III; DOWNES, MARSHA P; PARKER, RICHARD H JR**
 2024 Market Value \$1,335,223 Assessed Value \$672,999
 2023 Tax Bill \$10,965.23 Tax Savings with Non-Hx Cap \$4,162.83
 Vac General-Commercial property has a lot size of 3.00 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-21-31-300-0140-0000
Property Address	
Mailing Address	2090 TUSKAWILLA RD OVIEDO, FL 32765-8798
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$1,335,223	\$1,136,764
Land Value Agriculture	\$0	\$0
Market Value	\$1,335,223	\$1,136,764
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$662,224	\$524,947
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$672,999	\$611,817

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,128.06
Tax Bill Amount	\$10,965.23
Tax Savings with Exemptions	\$4,162.83

Owner(s)

Name - Ownership Type

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E W 1/4 OF SW 1/4 OF
SW 1/4 S OF SAL RR (LESS BEG SW COR RUN N
156.5 FT S 71 DEG 20 MIN E 91.3 FT SWLY
ALONG R/W TO S LI SEC W TO BEG & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$672,999	\$0	\$672,999
Schools	\$1,335,223	\$0	\$1,335,223
FIRE	\$672,999	\$0	\$672,999
ROAD DISTRICT	\$672,999	\$0	\$672,999
SJWM(Saint Johns Water Management)	\$672,999	\$0	\$672,999

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/4/2020	\$100	09600/0712	Vacant	No
WARRANTY DEED	2/1/2007	\$100	06614/1536	Vacant	No
WARRANTY DEED	9/1/2004	\$97,500	05467/1296	Improved	No
WARRANTY DEED	7/1/2003	\$100	05212/0356	Vacant	No
WARRANTY DEED	2/1/1989	\$100	02044/1912	Improved	No
WARRANTY DEED	7/1/1988	\$100	01977/1456	Improved	No
WARRANTY DEED	12/1/1987	\$100	01966/1550	Improved	No

Land

Units	Rate	Assessed	Market
145,926 SF	\$9.15/SF	\$1,335,223	\$1,335,223

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
07560	BILLBOARD; PAD PER PERMIT 2908 W SR 426	\$0		8/15/2000
02070	DEMO; PAD PER PERMIT 2904 SR 426	\$0		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

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

Receipt Details

Date: 8/7/2024 10:18:38 AM
Project: 24-80000103
Credit Card Number: 55*****1729
Authorization Number: 155102
Transaction Number: 070824018-C432AFB0-DCFF-441A-BDDC-CA9EAA5BC92F
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	AZALEA BLOOM - PRE-APPLICATION	PROJ #: 24-80000103
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/06/24	
RELATED NAMES:	EP OSCAR PAUL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-21-31-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DEVELOPMENT OF MULTIFAMILY HOUSING ON 3 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 426, WEST OF CAMP RD	
NO OF ACRES	3.00	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-3	
LOCATION	ON THE NORTH SIDE OF SR 426, WEST OF CAMP RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
OSCAR PAUL NATIONAL COMMUNITY RENAISSANCE 7214 FOREST CITY RD ORLANDO FL 32810 (850) 703-8810 OPPAUL@NATIONALCORE.ORG	N/A	

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

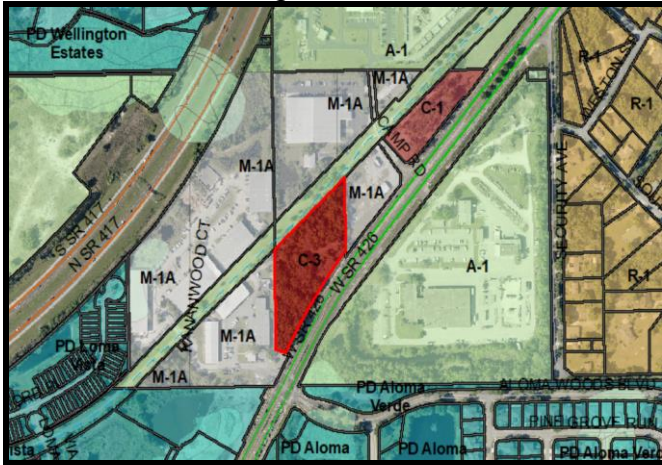
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

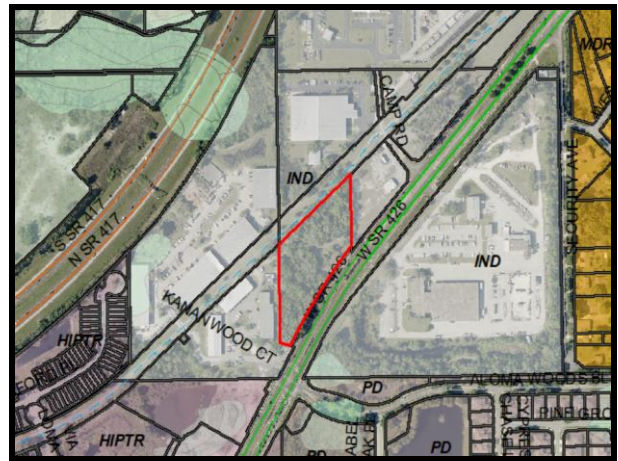
- The subject site has a Future Land Use of Industrial and a C-3 (Heavy Commercial and Very Light Industrial) zoning designation.
- The Applicant's next step is the Site Plan review process.
- The C-3 (Heavy Commercial and Very Light Industrial) qualifies for the Live Local Act.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Buffers and CPTED	Under the Live Local Act, the proposed development will still be required to meet the Seminole County buffering requirements per the Land Development Code. This will be reviewed through the site plan review.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. This would apply to any communal spaces that have kitchen facilities.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	The subject property has an Industrial Future Land Use designation. However, if the project qualifies for development through the Live Local Act, a density of 50 dwelling units per acre is allowed.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services	There is an 8-inch diameter PVC potable water line running along the western property boundary on AK Business Center property. There is also a 16-inch diameter PVC potable water line running along the frontage of Aloma Avenue. An easement may be	Info Only

		needed to gain access to the water line on AK Business Center property.	
14.	Environmental Services	There is no reclaimed water service available to this property.	Info Only
15.	Environmental Services	There is a 16-inch diameter PVC sanitary sewer pressurized force main pipe running along the southeast side of Aloma Avenue. There is also a County owned manhole on AK Business Center property that feeds into the County's AK Business Center Lift Station. An easement may be needed to gain access to this manhole.	Info Only
16.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
18.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	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
22.	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	Info Only

		(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)	
23.	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
24.	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
25.	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
26.	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
27.	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
28.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
29.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
30.	Natural	Understory trees shall not make up more than twenty-	Info Only

	Resources	five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	
31.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
32.	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)	Info Only
33.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
34.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
35.	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
36.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
37.	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
38.	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	Info Only

		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/	
39.	Planning and Development	The setbacks for the R-4 (Multi-Family Dwelling) zoning district are: The perimeter boundary building setbacks are: Twenty-five (25) feet for the Front Yard, Rear yard, Side Yard, and Side Street. Increase the setback by ten (10) feet for each story over one.	Info Only
40.	Planning and Development	Based on Florida State Statute Section 125.01055(7)(a) - A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes. The land use preemption does not apply to airport-impact areas as provided in s. 333.03. The proposed use of multi-family is a permitted use in current Zoning District designation based on the Live Local Act (Senate Bill 102).	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	Parking requirements for the subject use of affordable multi-family apartments are: 1,000 SF or greater - 2 spaces / dwelling unit, Less than 1,000 SF - 1.5 spaces / dwelling unit, Studio Apartment / Efficiency - 1 space / dwelling unit.	Info Only
43.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. Please refer to Part 15 Chapter 30, sec. 30.15.1.	Info Only
44.	Planning and Development	Per Sec. 30.14.2.3 (d)- No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.	Info Only

45.	Planning and Development	Per Sec. 30.14.2.3 (f)- No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.	Info Only
46.	Planning and Development	The subject site has an Industrial Future Land Use and C-3 (Heavy Commercial and Very Light Industrial) Zoning. The C-3 zoning district does qualify for the Live Local Act. The Applicant would not be required to Rezone the property. <ul style="list-style-type: none"> • The next step for the Applicant would be Site Plan Approval. • Under the C-3 (Heavy Commercial and Very Light Industrial) zoning district, the provision of multifamily uses is not permitted; however, the Applicant is required to develop to the standards of the R-4 (Multi-Family Dwelling) district excluding density, height, land use, and Floor Area Ratio (F.A.R.). 	Info Only
47.	Planning and Development	On July 23, 2024, the Seminole County Board of County Commissioners approved to Opt-out of the missing middle property tax exemption.	Info Only
48.	Planning and Development	The Applicant will be required to fill out an Attainable Housing checklist. Please fill out the form provide in this link: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Attainable-Housing-Checklist-6-11-24ADA.pdf . Please email the Attainable Housing checklist to Quentin Grose at 407-665-2311 or qgrose@seminolcountyfl.gov .	Info Only
49.	Planning and Development	Per Sec. 30.4.9.2: R-4 (Multiple-Family Dwelling) district has the following building site regulations. The maximum lot coverage for dwelling structures shall be determined in accordance with the building height. For example, twenty (20) feet or less requires thirty (30) percent maximum lot coverage.	Info Only
50.	Planning and Development	The allowable height is within one (1) mile radius of the site. The Avila PD is within the one (1) mile radius and allows up to forty-five (45) feet and three (3) stories;	Info Only

		therefore, the Applicant can build up to forty-five (45) feet and three (3) stories.	
51.	Planning and Development	The size and number of bedrooms in affordable units must be proportional to the size and number of bedrooms in the market rate units (e.g., if 30% of the market rate units are one- bedroom units, then approximately 30% of the affordable units must be one-bedroom units).	Info Only
52.	Planning and Development	Access to affordable units must be provided through the same principal entrance(s) used by market rate units. An exterior door to an individual unit is exempt from this requirement.	Info Only
53.	Planning and Development	All common areas and amenities must be accessible and available to all unit occupants (both affordable and market rate units).	Info Only
54.	Planning and Development	In order to ensure that affordable units are provided in a similar manner across all projects, affordable units must meet the following requirements: Affordable units must be located proportionally within the development site. In single-building development sites, affordable units must not be grouped in one portion of the building. In multi-building development sites, affordable units must be located in the majority of the buildings and must not be grouped in one building.	Info Only
55.	Planning and Development	40% of residential units are within 120% AMI (Area Median Income). A 30-year affordability commitment is required.	Info Only
56.	Planning and Development	The finishes and building materials for both the interior and exterior of affordable units must be the same as those used for market rate units.	Info Only
57.	Planning and Development	A site plan must be approved prior to issuance of building permits. The development must meet all other multifamily residential standards in code and be consistent with the Comprehensive Plan, with the exception of density, height, and land use.	Info Only
58.	Planning and Development	The highest density allowed on the proposed site is fifty (50) dwelling units per acre.	Info Only
59.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
60.	Planning and Development	The Open Space requirement in the R-4 (Multiple-Family Dwelling) zoning district is 35%.	Info Only
61.	Planning and Development	At the time of building permit, A dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards.	Info Only

		https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT64OREPALOLARE_S30.1233MIDEST	
62.	Planning and Development	Prior to building permit approval, the County Approved Stamped Site Plan must be uploaded to the building permit. Copies of the County approved/Stamped site plan are available for download after attendance of the pre-construction meeting and issuance of the engineering site permit.	Info Only
63.	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
64.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
65.	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
66.	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
67.	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
68.	Public Safety -	Include turning radius analysis with plans. * Turning	Info Only

	Fire Marshal	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	
69.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
70.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
71.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (100%), Map Unit Symbol 31. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
72.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the south center to the north, east, and west. The highest ground elevation appears to be 64.0 feet (south center) and the lowest 56.0 feet (north and west/southwest).	Info Only
73.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the adjacent properties (north, east, and west side), and the State of Florida DOT (FDOT) "right-of-way" (West State Road 426) (south side), with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. There is, however, and existing Stormwater	Info Only

		<p>Conveyance System along the west side of West State Road 426 that is owned and maintained by FDOT. The applicant will need to check with FDOT if this system can be used as an outfall for the site. If FDOT determines that this defined conveyance system can be used as an outfall for the subject property, per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	
74.	Public Works - Engineering	<p>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 area, 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.</p>	Info Only
75.	Public Works - Engineering	<p>A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)</p>	Info Only
76.	Public Works - Engineering	<p>The primary access to the subject property is through West State Road 426. W. S.R. 426 is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Minor Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.</p>	Info Only
77.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys 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.</p>	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	Paul Zimmerman 407-665-2040 pzimmerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-57625 vsimonovski@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:		
Altamonte Springs		(407) 571-8150 www.altamonte.org
Casselberry		(407) 262-7751 www.casselberry.org
Lake Mary		(407) 585-1369 www.lakemaryfl.com
Longwood		(407) 260-3462 www.longwoodfl.org
Oviedo		(407) 971-5775 www.cityofoviedo.net
Sanford		(407) 688-5140 www.sanfordfl.gov
Winter Springs		(407) 327-5963 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org