



PM: Tiffany

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

PROJ. #: 25-80000058

Received: 5/13/25

Paid: 5/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: City Church High School

PARCEL ID #(S): 30-19-30-300-002E-0000

TOTAL ACREAGE: 1.85

BCC DISTRICT: 5

ZONING: OP

FUTURE LAND USE: OFF

APPLICANT

NAME: Kelvin Hill

COMPANY: City Church

ADDRESS: 174 S. Orange Blvd

CITY: Sanford

STATE: Florida

ZIP: 32771

PHONE: 407-321-9600

EMAIL:

CONSULTANT

NAME: Jesse Burris

COMPANY: Waymaker Place

ADDRESS: 2460 W SR-426

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 407-874-0667

EMAIL: jesse.burris@waymakerplace.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: City Church Academy seeks to build a separate high school facility to accommodate its growing student body.

STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION:
on the northeast corner of Wayside Dr and
Orange Blvd

W/S: Seminole County

BCC: 5: Herr

Agenda: 5/30

Project Name: City Church Academy High School

Description: This project is intended to extend City Church Academy's offerings through 12th grade, in response to the natural progression of our existing student body and to ensure continuity of our educational mission. The new high school building will serve grades 9–12 and be designed to operate separately from the current elementary and middle school facilities, while still being part of the overall campus.

SITE DATA

PARCEL ID: 30-19-30-300-002E-0000
 LOCAL MUNICIPALITY: SEMINOLE COUNTY
 CURRENT FUTURE LAND USE: OP
 CURRENT ZONING: OP
 EXISTING USE: ADVANCE EYE CARE OFFICE
 PROJECT AREA: 1.85 ACRES

PROPOSED DEVELOPMENT

ADDITION OF THREE MEDICAL OFFICE STRUCTURES

BUILDING SETBACKS

REQUIRED - FRONT 25', SIDE 0', 10' REAR. 25' SIDE STREET

MAXIMUM BUILDING HEIGHT

35'

FLOOR AREA RATIO (FAR)

0.35 ALLOWED, 0.18 ACTUAL

FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X,

NO WETLANDS ON SITE

PARKING REQUIRED

1 SPACE PER 200 SQ FEET OF OFFICE SPACE

EXISTING OFFICE = 3,425 SF, PROPOSED OFFICE 5,675 SF + 1,500 SF + 4,000 SF
 = 14,600 SF

PARKING REQUIRED = 73 SPACES

TOTAL PROVIDED = 73 SPACES INCLUDING 5 HANDICAP

UTILITIES

EXISTING SITE IS ON SEPTIC. PROPOSED EXPANSION TO BE CONNECTED
 TO EXISTING
 SEMINOLE COUNTY SANITARY SYSTEM

WATER PROVIDER SHALL BE SEMINOLE COUNTY.

TRAFFIC

PER THE ITE 8TH EDITION CODE 720-MEDICAL OFFICE
 SITE WILL GENERATE 527 DAILY TRIPS, 34 AM PEAK, 51 PM PEAK

SOLID WASTE SERVICE- ON-SITE REFUSE PICK UP SERVICE THROUGH
 WASTE MANAGEMENT

SOILS

TAVERES MILLHOPPER FINE SANDS- SOIL TYPE A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR SEMINOLE CO. DATED
 SEPTEMBER 21, 2014

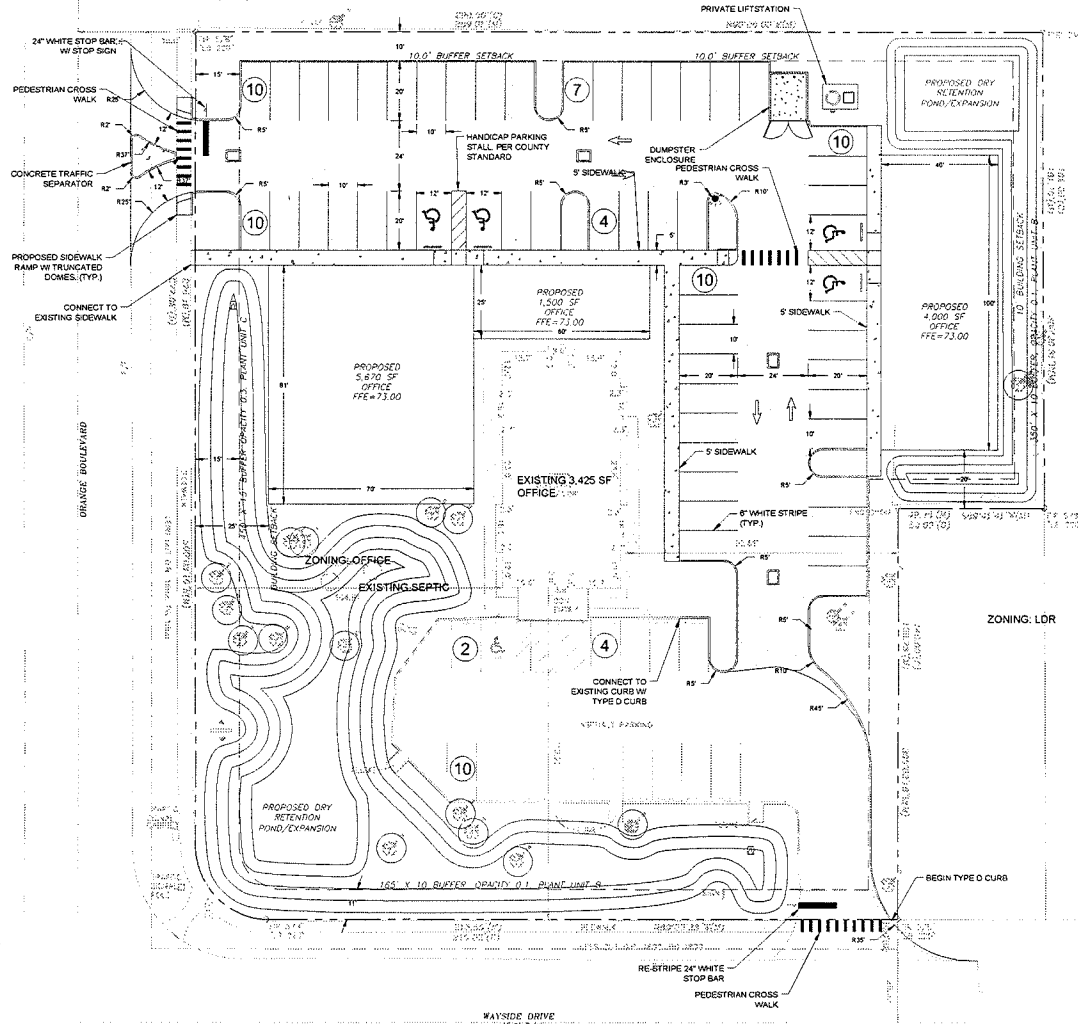
ALL SIGNS IN SEMINOLE COUNTY SHALL COMPLY WITH SEMINOLE
 COUNTY LAND DEVELOPMENT
 CODE.

GENERAL NOTES:

1. STORMWATER SYSTEM SHALL BE DESIGNED TO MEET
 SEMINOLE COUNTY AND SURVMD REQUIREMENTS.

SITE REQUIREMENTS

THE PROPOSED PROJECT WILL BE REQUIRED TO INCORPORATE THE FOLLOWING
 DESIGN STANDARDS REGARDING BEAR PREVENTION SAFETY WHEN APPLICABLE:
 SECURE COMMERCIAL GARBAGE IN BEAR-RESISTANT DUMPSTERS.
 REMOVE WILDLIFE FEEDERS OR MAKE THEM BEAR-RESISTANT
 PICK RIPE FRUIT FROM TREES AND REMOVE FALLEN FRUIT FROM THE GROUND.



PROPOSED SITE PLAN

1"=20'

SITE LEGEND

--- SITE PROPERTY LINE
 --- BUFFER LINE



OAK RUN CROSSING SITE IMPROVEMENT PLAN SEMINOLE COUNTY

NO.	DATE	REVISION / SCALE
1	1/15/2016	ISSUED FOR PERMIT
2	1/15/2016	ISSUED FOR PERMIT
3	1/15/2016	ISSUED FOR PERMIT
4	1/15/2016	ISSUED FOR PERMIT
5	1/15/2016	ISSUED FOR PERMIT
6	1/15/2016	ISSUED FOR PERMIT
7	1/15/2016	ISSUED FOR PERMIT
8	1/15/2016	ISSUED FOR PERMIT
9	1/15/2016	ISSUED FOR PERMIT
10	1/15/2016	ISSUED FOR PERMIT

RCE CONSULTANTS, LLC
 441 Avenue Drive
 Altamonte Springs, FL 32714
 Phone: 407.402.8623
 rceconsultants@att.net

Engineer of Record

Lawrence Palmer

A. This plan has been prepared by the undersigned and is a true and correct copy of the original plan as filed with the Seminole County Engineering Department.

PROJECT: A-15-2016

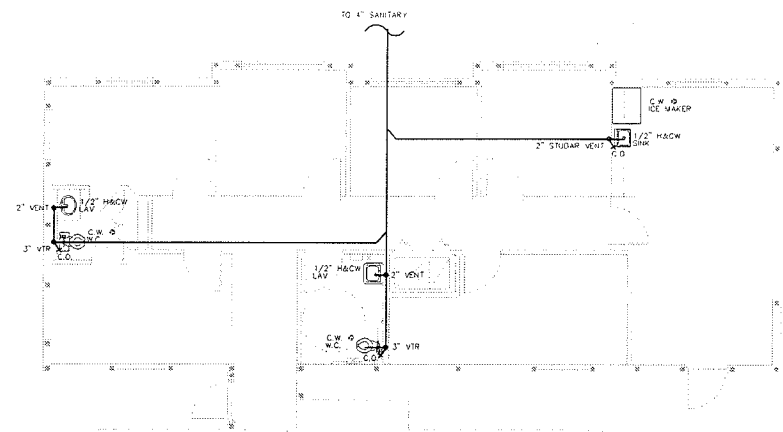
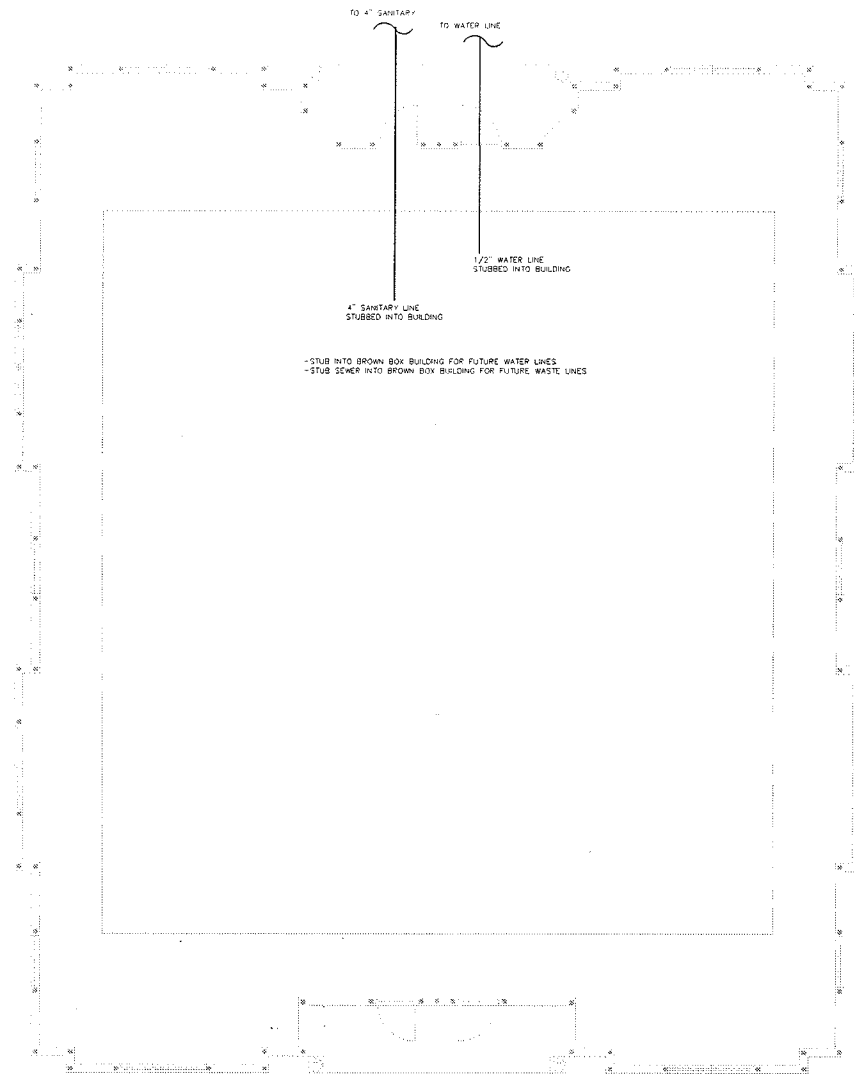
DRAWN: LAM/CHKED: LWP

SHEET: C-3

DATE: JANUARY 2017

SCALE: 1"=20'

SITE PLAN

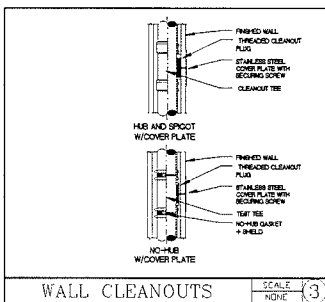


PLUMBING LEGEND	
—	GAS PIPING
CO	CLEAN OUT
VTR	VENT THRU ROOF
V	VENT
FD	FLOOR DRAIN
WC	WATER CLOSET
LAV	LAVATORY
UR	URINAL
CD	CONDENSATION DRAIN

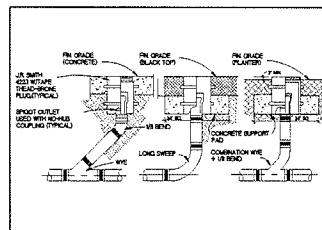
- NOTES:**
1. RUN ALL PIPING OVER HEAD EXCEPT AS NOTED.
 2. INSULATE HOT WATER PIPING - ARMAFLEX INSULATION ON PIPE WITH 3/8" WALLS.
 3. PROVIDE BACKFLOW PREVENTER (APPROVED DOUBLE CHECK VALVE ASSEMBLY WITH BLOCK VALVES AND TEST CONNECTIONS (FOR MAIN BLDG. SUPPLY AS REQ.)).
 4. FIELD VERIFY ALL METER SIZES AND LOCATIONS WITH LOCAL PROVIDERS (CONSULT W/ OWNER).
 5. WATER PIPING SHALL BE AS FOLLOWS:
 - PEYS PIPING OR CPVC PIPING ONLY
 6. ALL PLUMBING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
 7. SUPPLY WATER HAMMER (IF APPLICABLE).
 8. MAIN GAS SAFETY-OFF VALVE & FIRE SYSTEM (IF APPLICABLE).
 9. FRAME WALLS WITH PLUMBING VENTS SHALL BE FRAMED WITH THE FOLLOWING MINIMUM SIZED MATERIALS:
 - 3" - 4" VENTS TO HAVE 2"x6" MIN. UP TO 3" VENTS TO HAVE 2"x4" MIN. AS STATED IN S.B.C. 1707.7.SFC. 405.2
 10. ALL VENTS AND FLUES SHALL CLEAR FRESH AIR INTAKES OR DRAININGS BY A MINIMUM OF 10'-0" OF HORIZONTAL DISTANCE OR 3'-0" OF VERTICAL HEIGHT.
 11. PLUMBING CONTRACTOR SHALL DRAW AND SUBMIT ADDITIONAL DRAWINGS, IF REQUIRED, AND PAY FOR ALL PERMITS AND INSPECTION FEES.
 12. BEFORE START OF ANY WORK, PLUMBING CONTRACTOR SHALL VERIFY AVAILABILITY, LOCATIONS, SIZES, AND INVERT AND STORM ELEVATION OF SEWER, WATER, GAS, DRAIN MAINS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 13. PLUMBING CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY COMPANIES FOR SERVICE AND CONNECTIONS, PAY FOR ALL PERMITS, CONNECTION FEES, AND METER CHARGES.
 14. SOIL AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR IMPOSSIBLE DUE TO FIELD CONDITIONS.
 15. PLUMBING CONTRACTOR SHALL MAKE ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE AND AIR CONDITIONING EQUIPMENT FURNISHED AND INSTALLED BY OTHERS REQUIRING PLUMBING CONNECTIONS. PLUMBER SHALL FURNISH STOPS, TRAPS, TUBING OR PIPING FOR COMPLETE PLUMBING CONNECTION, AS REQUIRED.
 16. PLUMBING CONTRACTOR SHALL PROVIDE FIXTURES, FAUCETS, TRAPS, STOPS, GATE VALVES, GLOBE VALVES, GAS COCKS, WATER HAMMER ARRESTERS, CLEANOUTS, INDIRECT WASTE PIPING TO APPROVED RECEPTORS, AND ALL NECESSARY TRIMS FOR COMPLETE PLUMBING SYSTEM.
 17. INSTALL ALL PIPING TO AVOID INTERFERENCE WITH MECHANICAL AND ELECTRICAL EQUIPMENT AND STRUCTURAL FRAMING AND WATER OR DRAIN LINES PERMITTED OVER ELECTRICAL PANEL.
 18. DURING THE PROGRESS OF WORK, THE PLUMBING CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE TO THE PLUMBING SYSTEM. THE RECORD AS-BUILT DRAWINGS SHALL SHOW CHANGES, DIMENSIONS, LOCATIONS AND DEPTH OF ALL BURIED WASTE, VENT, WATER, AND GAS PIPING.
 19. UPON COMPLETION OF THE PROJECT, THE PLUMBING CONTRACTOR SHALL INSPECT ALL EXPOSED PLUMBING AND REMOVE ANY SOIL, MARKINGS, OR FOREIGN MATERIAL EXCEPT PRODUCT LABELS REQUIRED.

PLUMBING ROUGH/WASTE VENT

- 1/4" = 1'-0"
- WATER SUPPLY FOR WATER CLOSETS (TANK TYPE) = 1"
 - ALL FLOOR DRAINS SHALL HAVE A TRAP SEAL PRIMER VALVE INSTALLED AS REQUIRED BY FPC, SECTION 1002.4
 - WATER SUPPLY FOR WATER CLOSETS (FLUSH VALVE) = 1"



WALL CLEANOUTS SCALE 3/8" = 1'-0"



YARD CLEANOUTS SCALE 7/8" = 1'-0"

- GENERAL NOTES:**
- 1) ALL PLUMBING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
 - 2) WATER METER AS REQUIRED.
 - 3) FRAME WALLS WITH PLUMBING VENTS SHALL BE FRAMED WITH THE FOLLOWING MINIMUM SIZED MATERIALS:
 - 3" - 4" VENTS TO HAVE 2"x6" MIN. UP TO 3" VENTS TO HAVE 2"x4" MIN.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014)

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS, TO AVOID MISTAKES, THE CONTRACTOR MUST VERIFY AND BE RESPONSIBLE FOR DIMENSIONS, ELEVATIONS, AND ALL CONDITIONS BEFORE SUBMITTING THEIR BID AND/OR STARTING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR SAME. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB, AND DESIGN PROFESSIONALS MUST BE NOTIFIED IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. CONTRACTOR TO VERIFY WITH OWNER ALL CONDITIONS AND/OR RESPONSIBILITIES STATED IN THE CONTRACT, AND SHALL BE RESPONSIBLE FOR SAME WITHOUT ADDITIONAL CHARGE UNDER CHARGES.

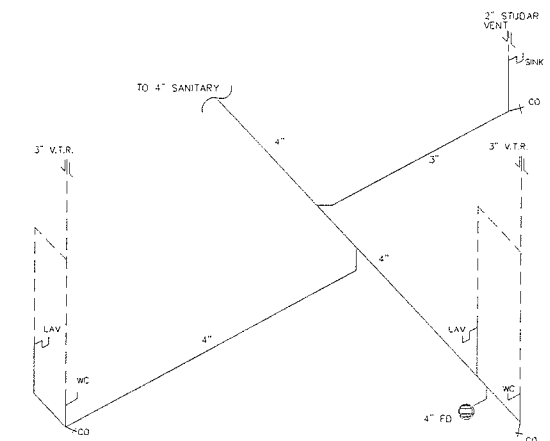
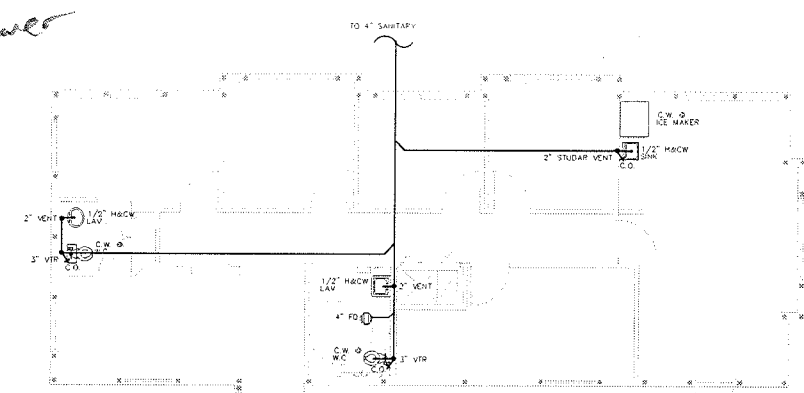
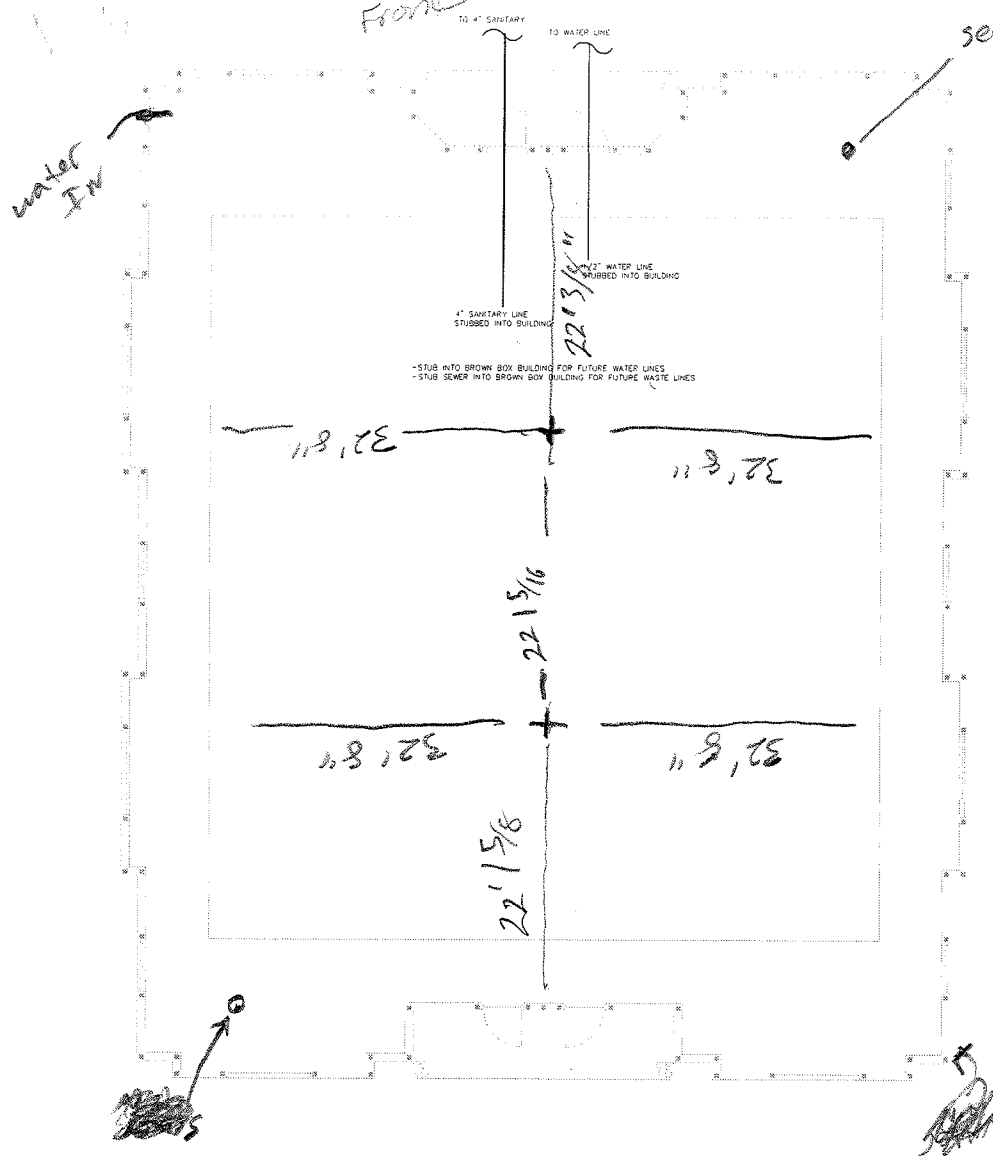
"DISTINGUISHED DEVELOPMENT and CONTRACTING, INC."
 RODNEY R. VERMILION
 CC15160700
 E-MAIL: DISTDESIGN@YAHOO.COM
 WEBSITE: DISTDESIGN.WEBS.COM
 OFFICE: (407) 947-5411

"ADVANCED EYECARE"
 5880 WAYSIDE DRIVE
 SEBASTIAN, FLORIDA

MAVET ENGINEERING, LLC
 MAVET ENGINEERING, LLC
 170420
 DATE
 4-20-17
 SHEET
 9
 OF 14 SHEETS

PLUMBING PLAN

MAVET ENGINEERING, LLC
 170420
 DATE
 4-20-17
 SHEET
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 OF 14 SHEETS



WASTE, VENT RISER DIAGRAM

NOT TO SCALE

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DISTINGUISHED DEVELOPMENT and CONTRACTING, INC.
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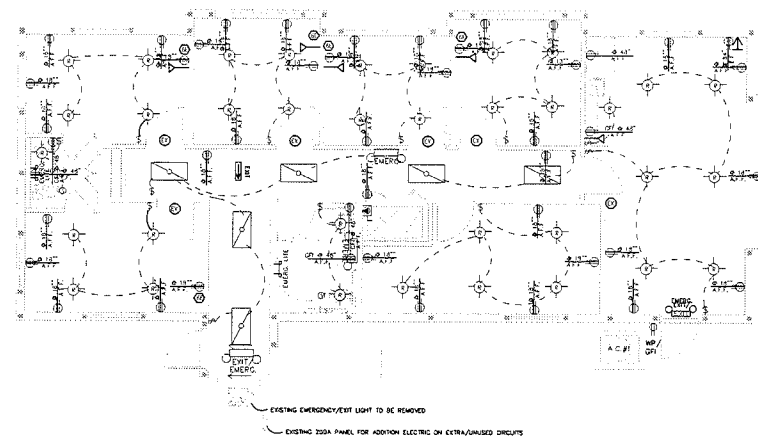
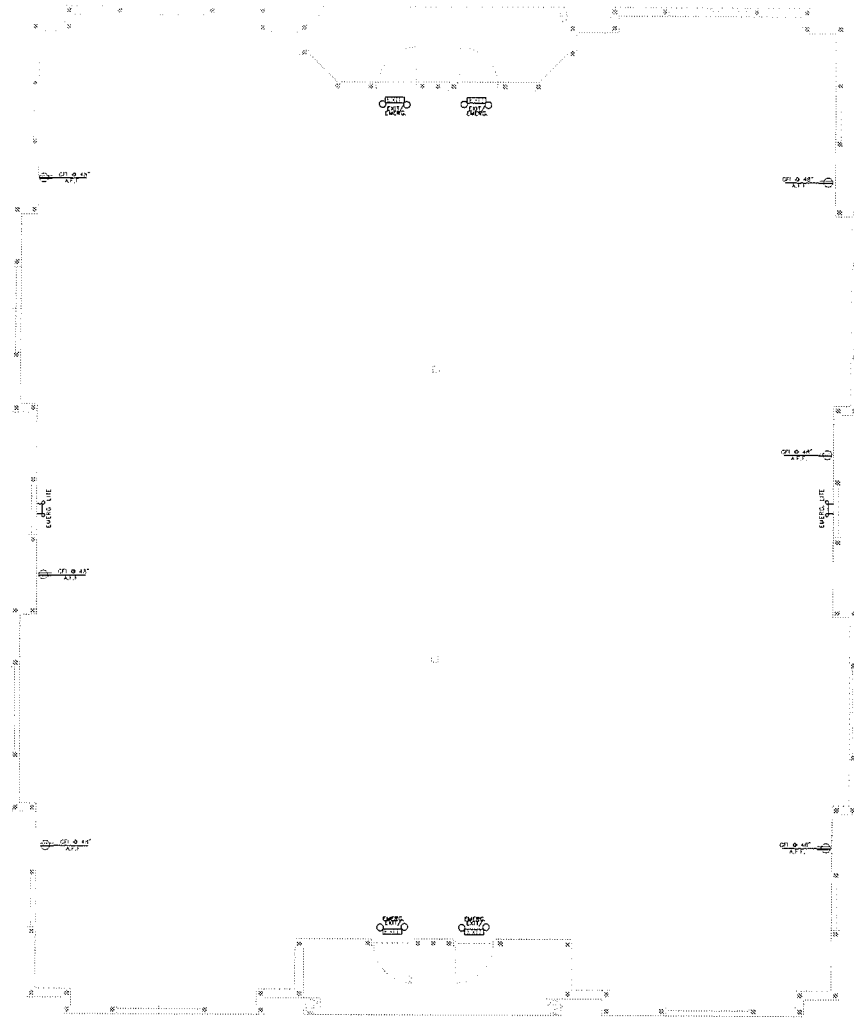
MAJEST ENGINEERING, LLC
 BRAD A. MAJEST
 1001 EAST NORTHERN AVE.
 SUITE 100
 SEBASTIAN, FL 32958
 PHONE: (888) 382-1000 FAX: (888) 270-8851

JOB NUMBER: 170420
 DATE: 4-20-17
 SHEET: 10
 OF 14 SHEETS

WASTE / VENT RISER

MAJEST ENGINEERING, LLC
 BRAD A. MAJEST
 1001 EAST NORTHERN AVE.
 SUITE 100
 SEBASTIAN, FL 32958
 PHONE: (888) 382-1000 FAX: (888) 270-8851
 4-22-17

Post 6"



GENERAL NOTES:

- 1) ALL WORK TO CONFORM WITH REQUIREMENTS OF NATIONAL, STATE, AND LOCAL CODES
- 2) ELECTRICAL PANEL EXISTING AT ADDITION
- 3) ALL EQUIPMENT U.L. LISTED
- 4) CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS AND MAKE FINAL CONNECTIONS OF EQUIPMENT FURNISHED BY OTHER TRADES
- 5) CEILING PROPOSED 1/2" DRIPWALL CEILING AT 9'-0" A.F.F. 1/2" DRIPWALL

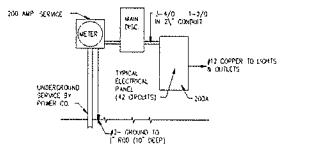
ELECTRICAL LEGEND:

	= SURFACE MOUNT FLOOR (2-BULB)
	= JUNCTION BOX
	= TELEPHONE
	= ELECTRICAL PANELS (EXISTING)
	= EXIST WALL MOUNTED LITE
	= CEILING MOUNTED DUPLEX RECEPTACLE
	= 2-ROWS NEON LIGHTING
	= NEW DUPLEX RECEPTACLE
	= NEW 320 RECEPTACLE (44" A.F.F.)
	= EXIT LITE W/ BATTERY PACK
	= 2-HEAD EMERGENCY LITE W/ BATTERY PACK
	= RECESSED CAN LITE
	= TV
	= EXAM ROOM INDICATOR (LOW VOLTAGE)
	= CAT 6E (LOW VOLTAGE)

ELECTRICAL GENERAL NOTES

1. ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICAL ENGINEER. LOCATION TO BE DETERMINED BY RULES & ELECTIONS.
2. ALL SHOCK DETECTORS TO BE RECONNECTED & MPA 72
3. SUPPORT RIGGS FOR CEILING FAN TO BE U.L. LISTED
4. ALL NEW CIRCUITS WILL REQUIRE AFCI PROTECTION AND TAMPER RESISTANT RECEPTACLES PER NEC

ELECTRICAL PLAN 1/4" = 1'-0"



NOTE:
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, LOCAL CODES, AND THE LOCAL POWER CO. - SEVERAL REQUIREMENTS MAY CHANGE DUE TO SENSIT PANEL FILE

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CUC1309708
E-MAIL: DISTDEV@YAHOO.COM
OFFICE: (407) 947-5411
WEBSITE: DISTDEVWEB.COM

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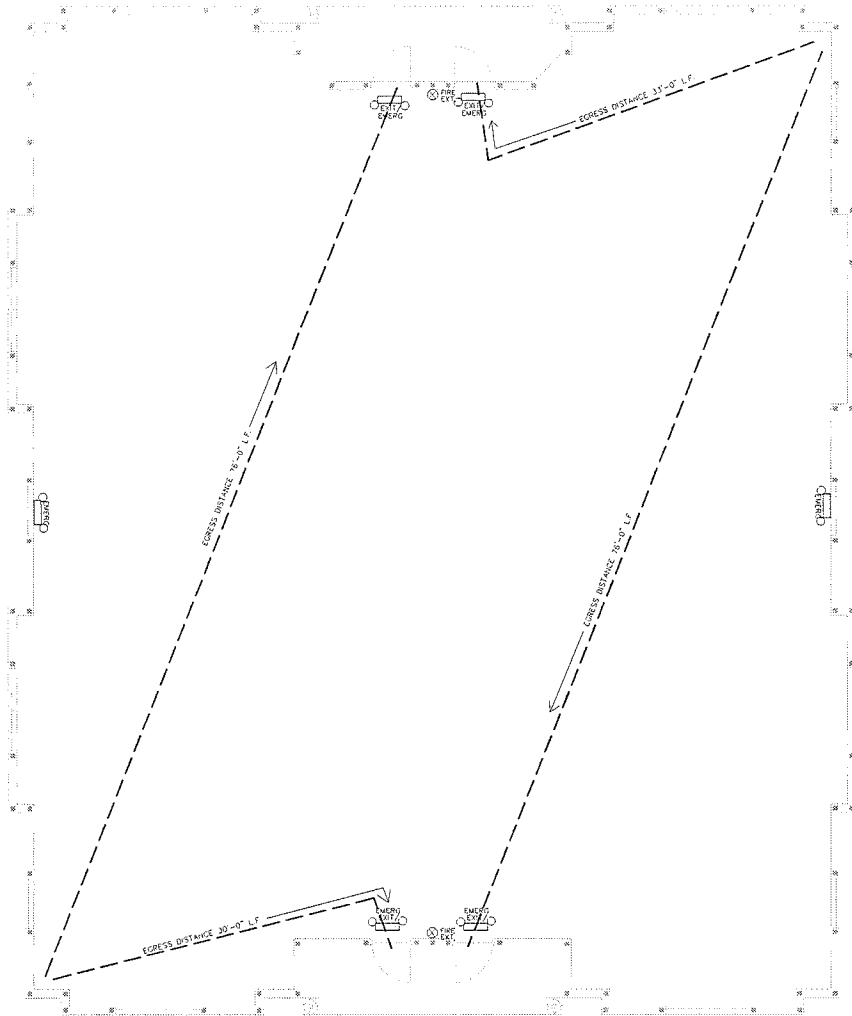
MOORE ENGINEERING, LLC
BRYAN A. MOORE
P.E.
PUNTING 12001 334-2600 FAX 12001 27000

JOB NUMBER
170420
DATE
4-20-17
SHEET
8

OF 14 SHEETS

ELECTRICAL PLAN

MOORE ENGINEERING, LLC
BRYAN A. MOORE
P.E.
100 EAST HUNTERDALE BLVD
ORLANDO, FL 32817
TEL 407 241-2200
FAX 407 241-2200

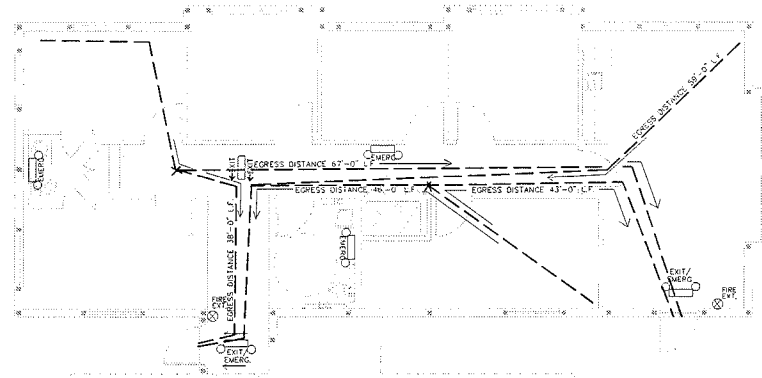


OCCUPANCY CLASSIFICATION CALCULATIONS:
 BUSINESS (B) 5,000 / 100 = 50
 TOTAL PERSONS ALLOWABLE = 50
 OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR MAIN ENTRANCE
 AS REQUIRED BY CODE

LIFE SAFETY PLAN 1/4" = 1'-0"

- NOTES:
1. PROVIDE MIN. RATED 2A10BC FIRE EXTINGUISHERS WITHIN 75' MAX. DISTANCE AS SHOWN
 2. MOUNT FIRE EXTINGUISHERS/HANGERS NO GREATER THAN 42" A.F.F.

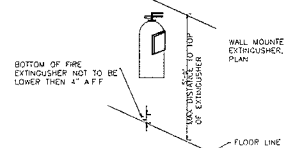
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16
 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014)



OCCUPANCY CLASSIFICATION CALCULATIONS:
 BUSINESS (B) 4,841 / 100 = 49
 TOTAL PERSONS ALLOWABLE = 49
 OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR MAIN ENTRANCE
 AS REQUIRED BY CODE

PROPOSED ADDITION TO EXIST. OFFICE:
 OFFICE ADDITION: 1,456
 EXISTING OFFICE A/C AREA: 3,385 S.F.
 NEW TOTAL EXISTING OFFICE: 4,841 S.F.

FIRE EXTINGUISHER TO BE INSTALLED ARE TO BE CLASS A.B.C AS PER
 (NFPA 10) (NFPA 1: 13.6.3.1)



FIRE EXTINGUISHER DETAIL N.T.S.

- NOTE: FOR FIRE EXTINGUISHER IN WALL CABINET, TOP OF EXTINGUISHER NOT TO EXCEED 5'-0" A.F.F.
1. FINAL LOCATION OF FIRE EXTINGUISHER TO BE DETERMINED BY FIRE MARSHAL.
 2. FIRE EXTINGUISHER SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT TO NEAREST EXTINGUISHER IS LESS THAN 75 FEET TO CONFORM TO THE (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION PUBLICATION #10
 3. FIRE EXTINGUISHER TO BE INSTALLED ARE TO BE CLASS A.B.C AS PER (NFPA 10) (NFPA 1: 13.6.3.1)

"ADVANCED EYECARE"
 5680 WAYSIDE DRIVE
 SEMINOLE COUNTY, FLORIDA

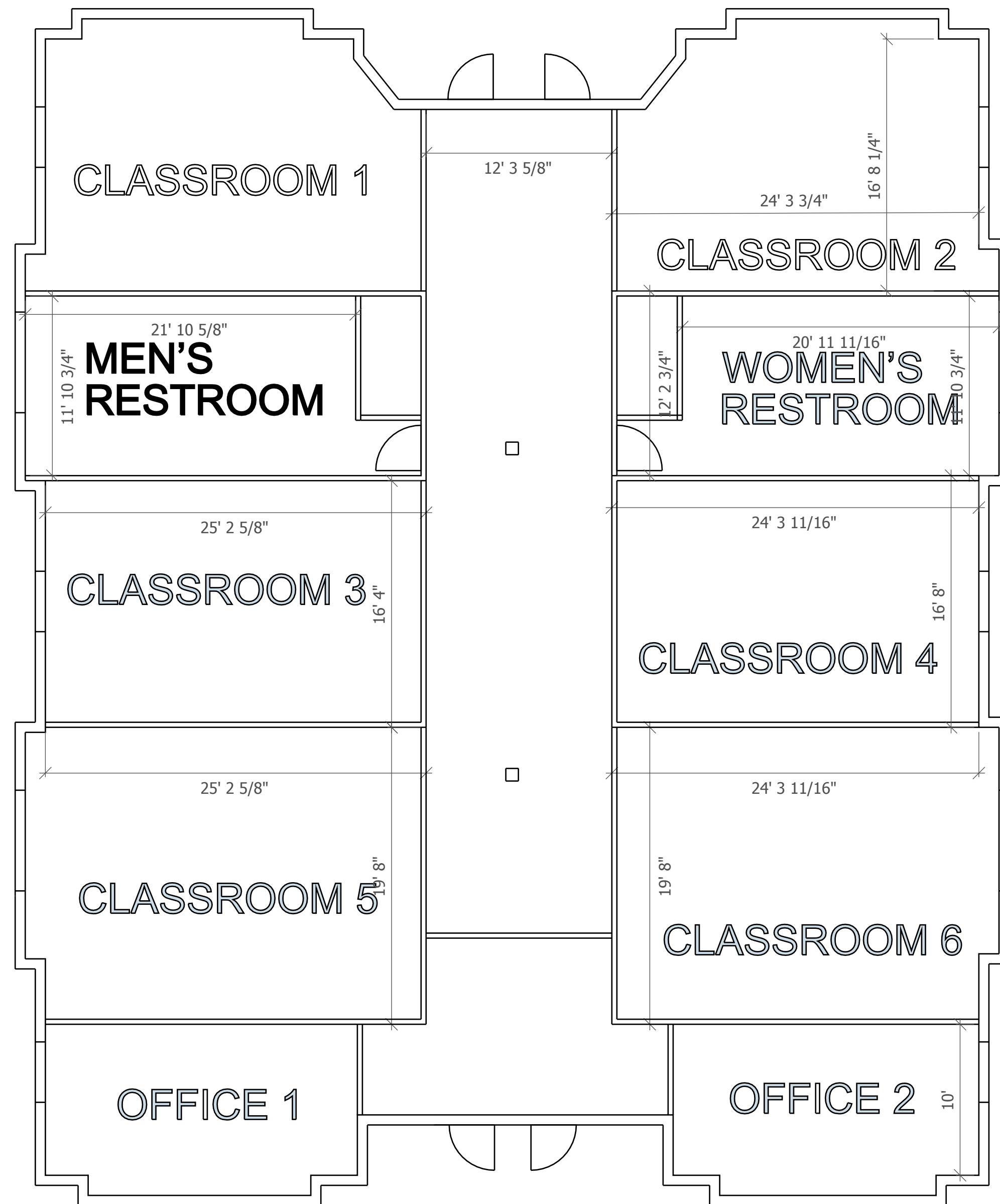
DISTINGUISHED DEVELOPMENT
and CONTRACTING, INC.
 E-MAIL: DISTDEV@YAHOO.COM
 WEBSITE: DISTDEVBYWEB.COM

MAHET ENGINEERING, LLC
 BRYAN A. MAHET
 P.E. No. 12345
 FLS 12345 12345 12345

JOB NUMBER
 170420
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SHEET
 14
OF 14 SHEETS

LIFE SAFETY PLAN

MAHET ENGINEERING, LLC
 BRYAN A. MAHET
 P.E. No. 12345
 FLS 12345 12345 12345



Property Record CardA



Parcel: **30-19-30-300-002E-0000**
 Property Address: **5680 WAYSIDE DR SANFORD, FL 32771**
 Owners: **BCL PROPERTIES LLC**
 2025 Market Value \$1,581,607 Assessed Value \$1,581,607 Taxable Value \$1,581,607
 2024 Tax Bill \$19,586.49 Tax Savings with Non-Hx Cap \$705.16
 Professional Service Bld property w/1st Building size of 3,364 SF and a lot size of 1.85 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	30-19-30-300-002E-0000
Property Address	
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$835,713	\$801,356
Depreciated Other Features	\$120,233	\$109,182
Land Value (Market)	\$625,661	\$625,661
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,581,607	\$1,536,199
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$88,923
P&G Adjustment	\$0	\$0
Assessed Value	\$1,581,607	\$1,447,276

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$20,291.65
Tax Bill Amount	\$19,586.49
Tax Savings with Exemptions	\$705.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
 BCL PROPERTIES LLC

Legal DescriptionA

SEC 30 TWP 19S RGE 30E W 330 FT OF S 1/4
OF NW 1/4 (LESS E 50 FT OF S 175 FT & N
320.58 FT & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,581,607	\$0	\$1,581,607
Schools	\$1,581,607	\$0	\$1,581,607
FIRE	\$1,581,607	\$0	\$1,581,607
ROAD DISTRICT	\$1,581,607	\$0	\$1,581,607
SJWM(Saint Johns Water Management)	\$1,581,607	\$0	\$1,581,607

SalesA

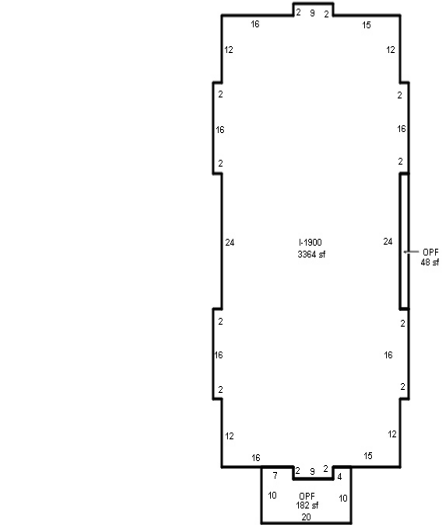
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$650,000	05936/1277	Improved	No
WARRANTY DEED	8/1/1998	\$350,000	03495/0850	Improved	Yes
WARRANTY DEED	10/1/1985	\$125,000	01682/0971	Improved	No
WARRANTY DEED	2/1/1984	\$69,500	01523/1785	Vacant	Yes
WARRANTY DEED	2/1/1981	\$39,000	01320/0837	Vacant	No
WARRANTY DEED	10/1/1979	\$30,000	01249/0363	Improved	Yes

LandA

Units	Rate	Assessed	Market
80,445 SF	\$9.15/SF	\$625,661	\$625,661

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3364
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$523,186
Assessed	\$298,216

* Year Built = Actual / Effective

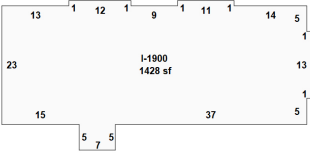


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	182
OPEN PORCH FINISHED	48

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1428
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$247,603
Assessed	\$235,223

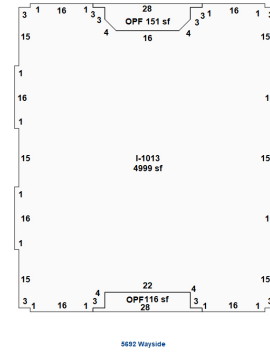
* Year Built = Actual / Effective



Building 2

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4999
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$318,183
Assessed	\$302,274

* Year Built = Actual / Effective



Building 3

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	151
OPEN PORCH FINISHED	116

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08584	5692 WAYSIDE DR: ALTERATION COMMERCIAL-interior shell White box CC no CO	\$89,000		8/1/2023
00564	5680 WAYSIDE DR: SITE LIGHTING	\$1,450		1/11/2022
15012	ADDITION- 5680 WAYSIDE DR	\$190,023	3/16/2020	4/1/2019
17692	5692 WAYSIDE DR: OFFICE/BANKS/PROFESS BLDGS-5000 SQ FT DARK SHELL	\$500,000	3/16/2020	1/29/2019
07045	REPAIR DAMAGED WALL DUE TO CAR	\$2,400		6/17/2016
04974	GROUND SIGN - ADVANCED EYE CARE; PAD PER PERMIT 5686 WAYSIDE DR	\$2,235		5/9/2007
12440	REROOF	\$9,900		11/3/2006
00992	TENANT BUILDOUT	\$200,000	5/23/2007	1/30/2006
00473	PAOLA WOODS DAY CARE WIRE HOOD	\$300		1/1/1996
06355	PAOLA WOODS DAY CARE	\$1,300		9/1/1995
05898	FIRE ALARM PAOLA WOODS DAY CARE	\$1,550		9/1/1995
05706	DEMOLITION (2) WALLS	\$330		8/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

WALKS CONC COMM	1986	114	\$620	\$248
COMMERCIAL ASPHALT DR 2 IN	1986	8820	\$23,814	\$9,526
4' CHAIN LINK FENCE - LIN FT	1986	148	\$1,591	\$636
6' CHAIN LINK FENCE - LIN FT	1986	1864	\$28,873	\$11,549
WALKS CONC COMM	2020	2370	\$12,893	\$11,604
COMMERCIAL ASPHALT DR 2 IN	2020	30041	\$81,111	\$73,000
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	204	\$2,829	\$2,546

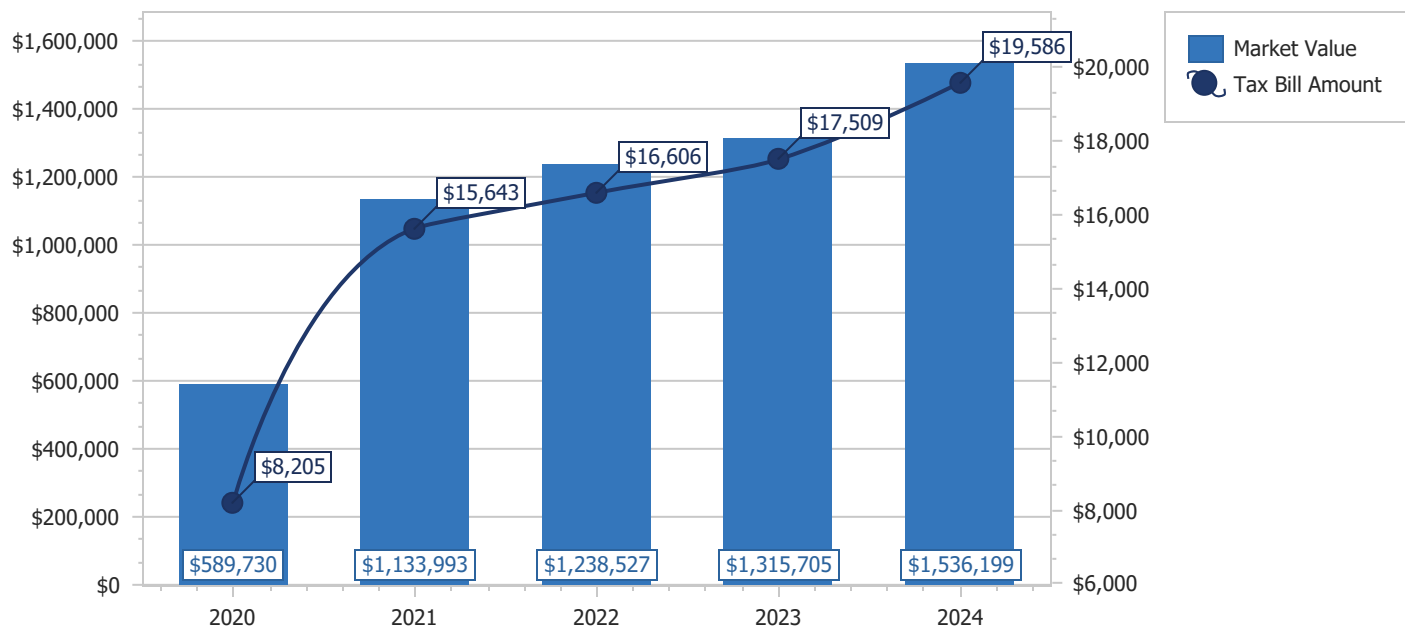
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date: 5/13/2025 10:12:15 AM
Project: 25-80000058
Credit Card Number: 52*****2405
Authorization Number: 76421Z
Transaction Number: 130525C2A-313874EB-722A-472A-9D8C-912D760902D1
Total Fees Paid: 52.50

Fees Paid

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