



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, November 13, 2024

9:00 AM

No meeting scheduled

DRC

PRE-APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

ALAFAYA TRAIL DUPLEXES - PRE-APPLICATION

[2024-1463](#)

Project Number: 24-80000127

Project Description: Proposed Small Scale Future Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from R-1AA to R-2 on 1.14 acres located on the west side of SR 434, south of Beasley Rd

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

Parcel ID: 27-21-31-505-0000-0140+++

BCC District: 1-Dallari

Applicant: Stephen Ratcliff (407) 496-5784

Consultant: N/A

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

THE CIGAR LOUNGE - SPECIAL EXCEPTION[2024-1498](#)**Project Number:** 24-32000005**Project Description:** Proposed Special Exception for an alcoholic beverage establishment on 2.29 acres in the PD Zoning District located on the northwest corner of W SR 426 and Via Loma Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 31-21-31-513-0000-0040**BCC District:** 1-Dallari**Applicant:** Ryan Labarre (570) 807-3414**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)**SEMINOLE SCIENCE SCHOOL EXPANSION - PD FINAL DEVELOPMENT PLAN AS ENGINEERED SITE PLAN**[2024-1499](#)**Project Number:** 24-20500013**Project Description:** Proposed PD Final Development Plan as an Engineered Site Plan to expand an existing charter school on 8.4 acres in the PD Zoning District located on the northwest corner of N US Hwy 17-92 and N Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)**Parcel ID:** 22-20-30-300-022F-0000+++**BCC District:** 4-Lockhart**Applicant:** Yalcin Akin (407) 299-6595**Consultant:** Jeffrey Swisher (407) 427-1665**Attachments:** [APPLICATION](#)[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1463

Title:

ALAFAYA TRAIL DUPLEXES - PRE-APPLICATION

Project Number: 24-80000127

Project Description: Proposed Small Scale Future Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from R-1AA to R-2 on 1.14 acres located on the west side of SR 434, south of Beasley Rd

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

Parcel ID: 27-21-31-505-0000-0140+++

BCC District: 1-Dallari

Applicant: Stephen Ratcliff (407) 496-5784

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. #: 24-80000127
 PM: Joy
 REC'D: 10/21/24

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: Alafaya Trail Duplexes
 PARCEL ID #(S): 27-21-31-505-0000-0140, 27-21-31-505-0000-0150, 27-21-31-505-0000-0160, 27-21-31-505-0000-0170
 TOTAL ACREAGE: 1.14 acres BCC DISTRICT: 1
 ZONING: R-1AA FUTURE LAND USE: LDR

APPLICANT

NAME: Stephen J. Ratcliff COMPANY:
 ADDRESS: 751 E. Chapman Road
 CITY: Oviedo STATE: Florida ZIP: 32765
 PHONE: 407-496-5784 EMAIL: sratcliff@ratcliffproperties.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Build 4 duplexes on 4 lots fronting Alafaya Trail
Request change of Land Use from LDR to MDR and Zoning change from R-1AA to R2
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 11/1 COM DOC DUE: 11/7 DRC MEETING: 11/13

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: R-1AA FLU: LDR LOCATION: on the west side of SR 434, south of Chapman Rd
 W/S: Seminole County BCC: 1: Dallari

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

October 21, 2024

Dear Staff,

Please see attached current and proposed site plans of 4 lots located directly on Alafaya Trail south of Chapman Road. The 4 lots are currently zoned R-1AA with a Low Density Residential Land Use. My desire is to rezone the lots to R2 and request a change of land use to Medium Density Residential.

Each duplex would be single story approximately 2,000sf (1,000sf per side) and have 2 bedrooms and 2 baths. Seminole County water is located at the front of each lot. With reference to sewer, our current plan is to install a septic tank for each duplex.

All four lots share 3 existing driveways. The plan is to utilize all 3 driveways for access to the 4 lots.

All 4 lots are located between a newly platted subdivision and 6-laned Alafaya Trail. The lots are beautifully treed with mostly large live oaks and a few laurel and/or southern red oaks. Due to the small footprint of each duplex (approx. 36'x60') and existing locations of the live oak trees on each lot, a majority of the live oak trees will remain. The oak trees will provide an excellent natural buffer between the newly platted subdivision to the rear and will provide an excellent visual/sound buffer to Alafaya Trail and between each of the planned duplex locations.

Please call or email me if you have any questions or comments.

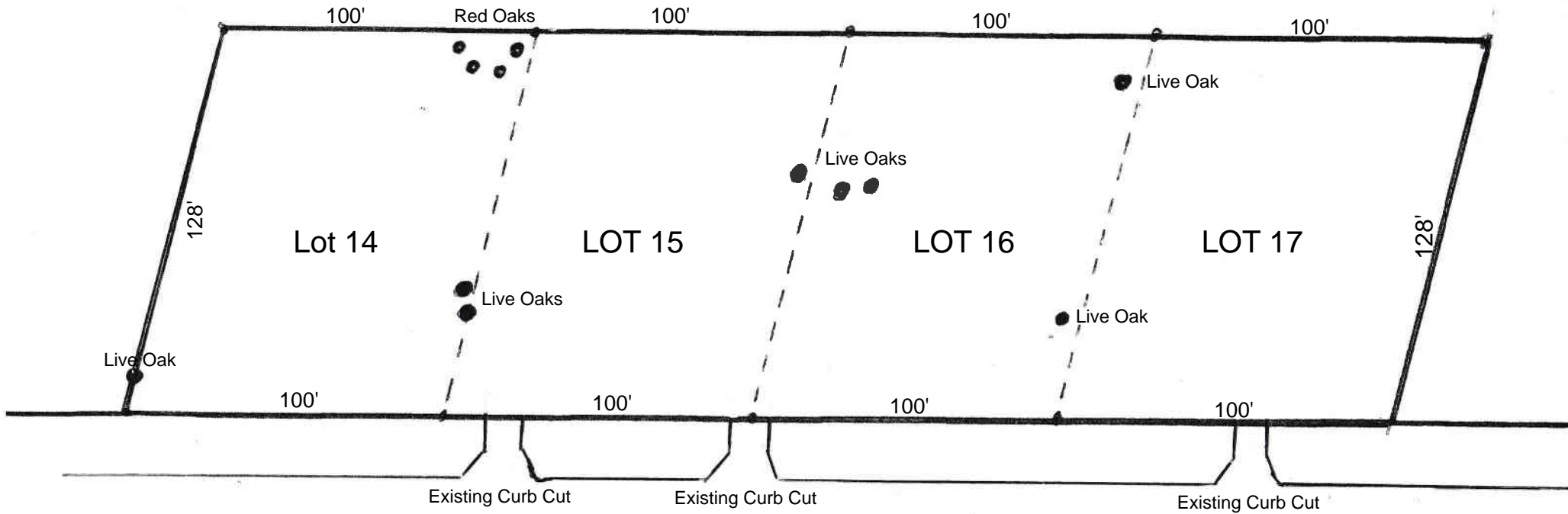
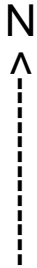
Thank you for your time,



Stephen J. Ratcliff

EXISTING SITE CONDITIONS

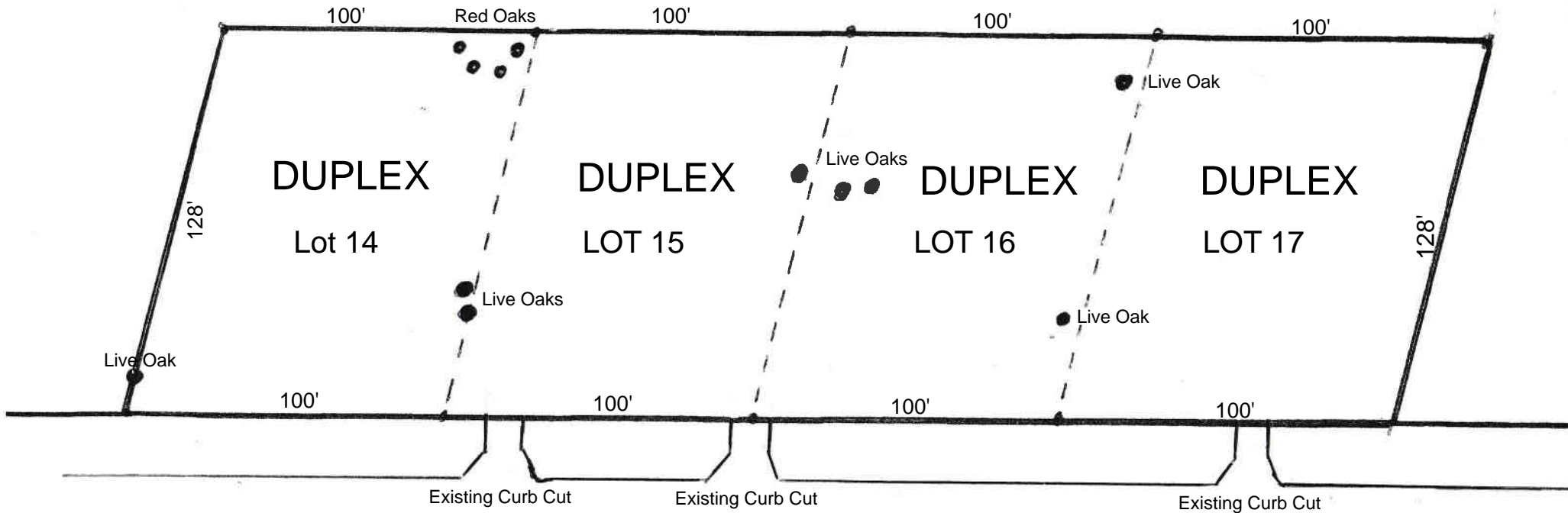
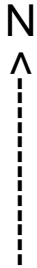
LAND USE = Low Density Residential
ZONING = R-1AA



SR 434 (Alafaya Trail)

PROPOSED SITE CONDITIONS

LAND USE = Medium Density Residential
ZONING = R-2



SR 434 (Alafaya Trail)

Duplex = 1,000sf living area per side (2,000sf living area total)
1 story, concrete block construction

Property Record Card



Parcel: 27-21-31-505-0000-0140
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0140
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHEN J RATCLIFF REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 14
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	3/1/2000	\$100	03820/1084	Improved	No
WARRANTY DEED	11/1/1986	\$46,500	01790/1002	Improved	Yes
WARRANTY DEED	1/1/1978	\$24,900	01153/0954	Improved	Yes

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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

Political Representation

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

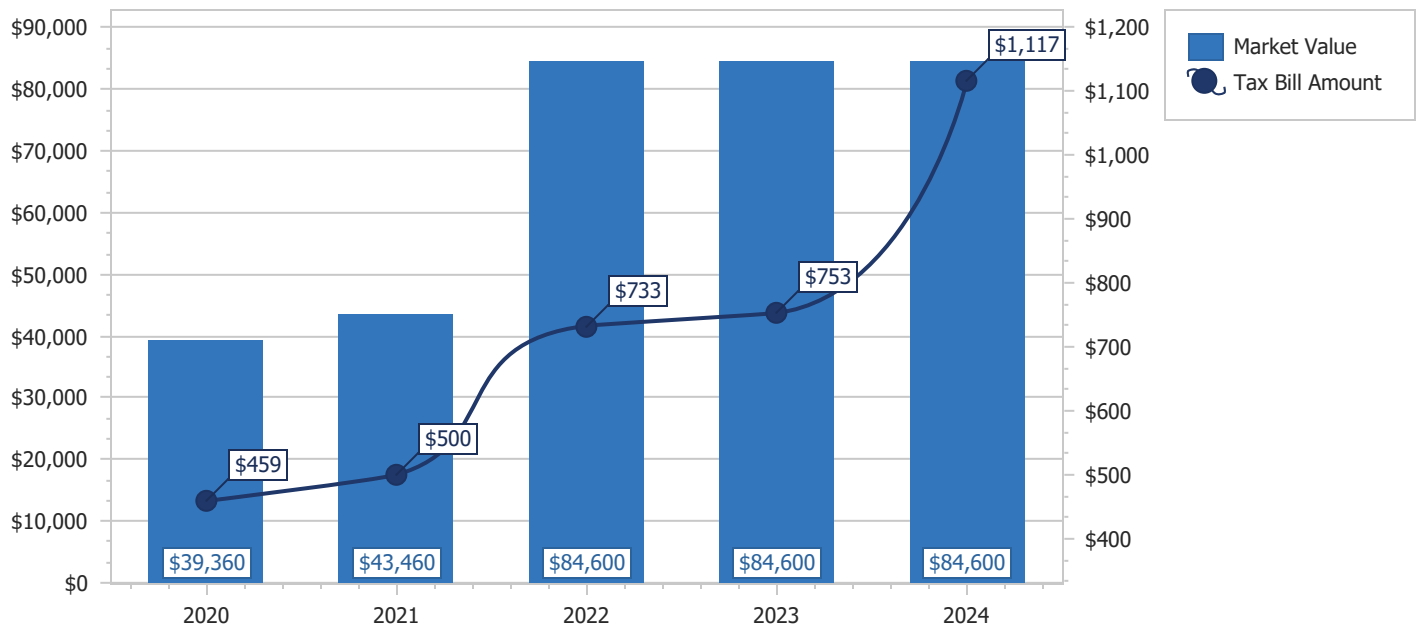
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



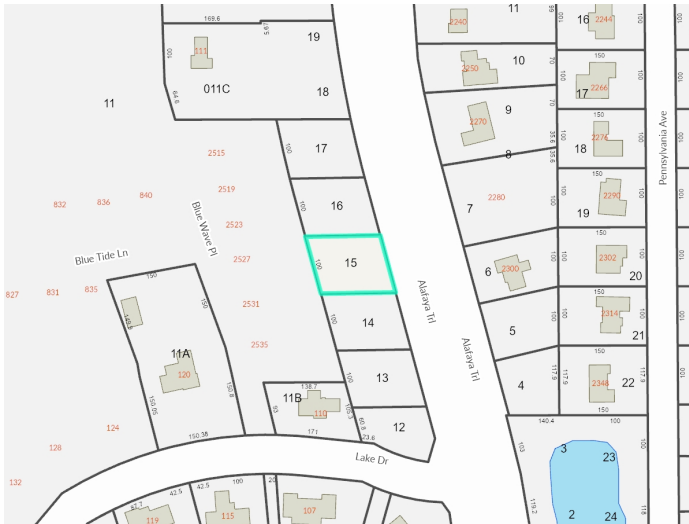
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Property Record Card



Parcel: 27-21-31-505-0000-0150
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0150
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	ALAFAYA TRAIL SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHEN J RATCLIFF REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	8/1/2000	\$100	03905/1873	Improved	No
WARRANTY DEED	1/1/1979	\$5,000	01207/0617	Vacant	Yes

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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

Political Representation

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

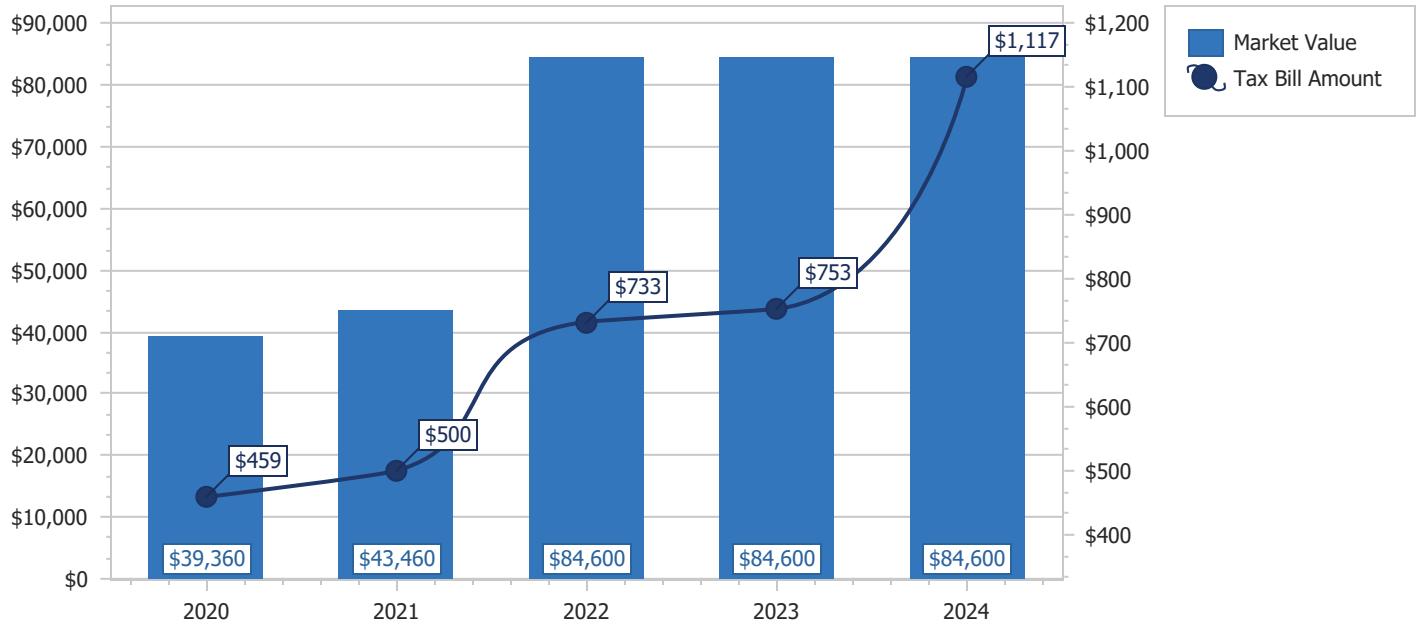
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 27-21-31-505-0000-0160
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0160
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHEN J RATCLIFF REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 16
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	4/1/2000	\$100	03838/0526	Improved	No
WARRANTY DEED	6/1/1999	\$100	03685/1022	Improved	No
WARRANTY DEED	7/1/1984	\$47,000	01562/1751	Improved	Yes
WARRANTY DEED	10/1/1983	\$33,000	01496/0697	Improved	No

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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

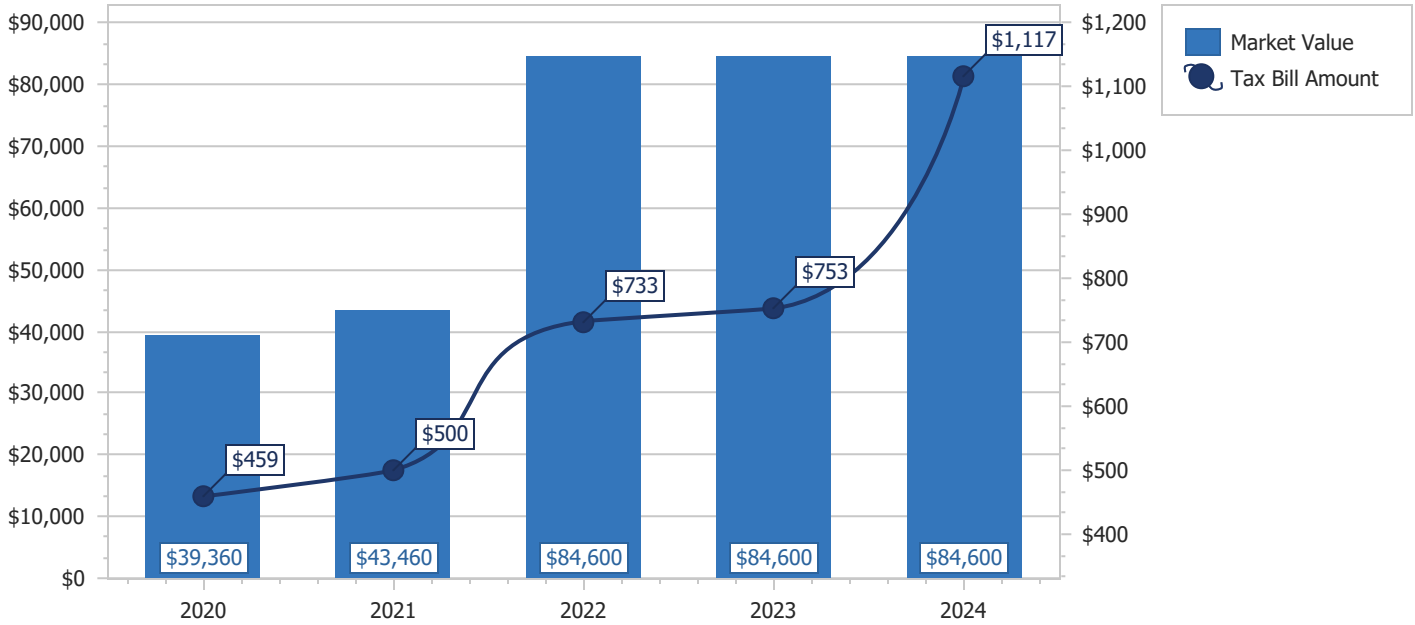
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

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

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



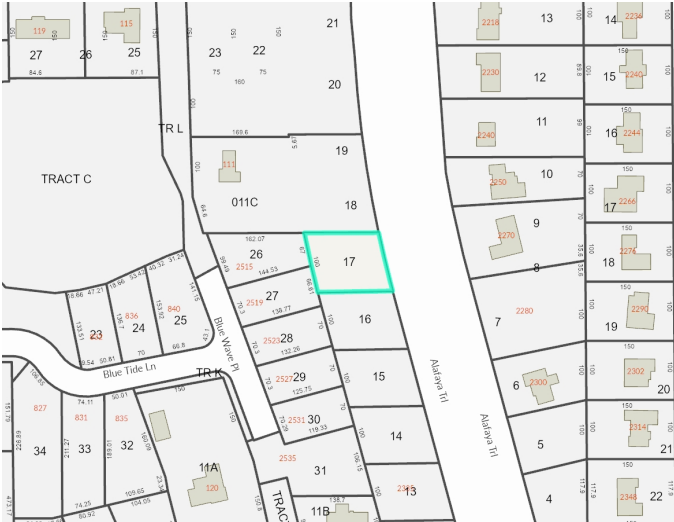
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Property Record Card



Parcel: 27-21-31-505-0000-0170
 Property Address:
 Owners: KAUFMANN, PAUL M; STEPHEN J RATCLIFF REV TRUST
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0170
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

KAUFMANN, PAUL M - Tenants in Common :50
 STEPHEN J RATCLIFF REV TRUST - :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 17 (LESS RD) ALAFAYA TRAIL SUBD PB 10
PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2023	\$100,000	10384/0479	Vacant	Yes
QUIT CLAIM DEED	12/29/2022	\$100	10368/1203	Improved	No
QUIT CLAIM DEED	11/16/2022	\$100	10348/0630	Vacant	No
SPECIAL WARRANTY DEED	4/1/2022	\$200,000	10210/0694	Improved	No
WARRANTY DEED	8/19/2019	\$100	09423/1095	Improved	No

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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

Political Representation

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

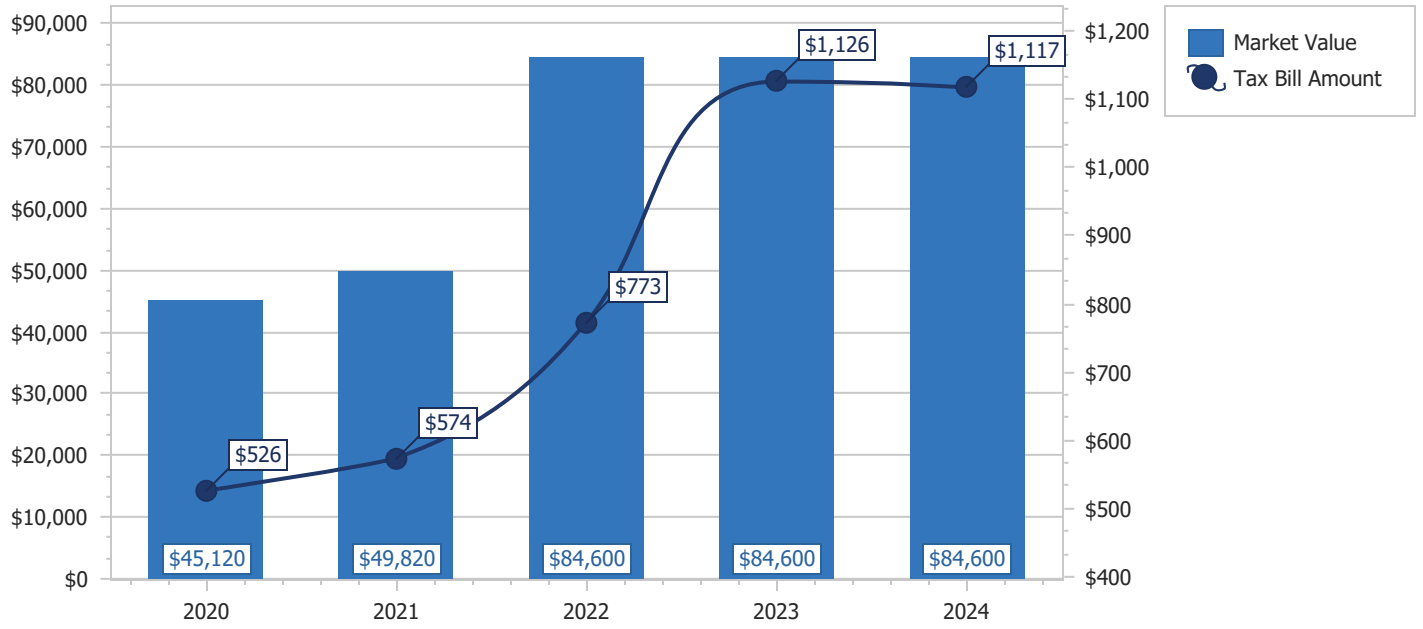
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 10/22/2024 1:15:03 PM
Project: 24-80000127
Credit Card Number: 54*****8547
Authorization Number: 05103P
Transaction Number: 221024C2A-0328AE54-0039-47C8-8036-401E16E72A69
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:	ALAFAYA TRAIL DUPLEXES - PRE-APPLICATION	PROJ #: 24-80000127
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/22/24	
RELATED NAMES:	EP STEPHEN RATCLIFF	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	27-21-31-505-0000-0140+++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM LDR TO MDR AND REZONE FROM R-1AA TO R-2 ON 1.14 ACRES LOCATED ON THE WEST SIDE OF SR 434, SOUTH OF CHAPMAN RD	
NO OF ACRES	1.14	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	R-1AA	
LOCATION	ON THE WEST SIDE OF SR 434, SOUTH OF CHAPMAN RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 SRATCLIFF@RATCLIFFPROPERTIES.COM	N/A	

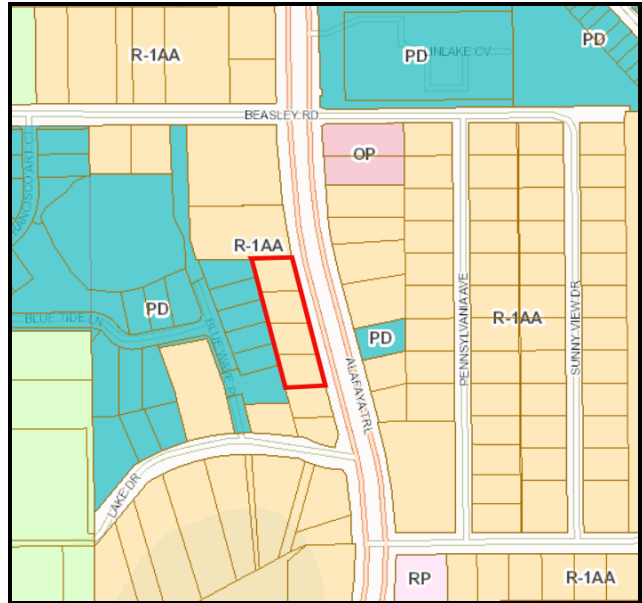
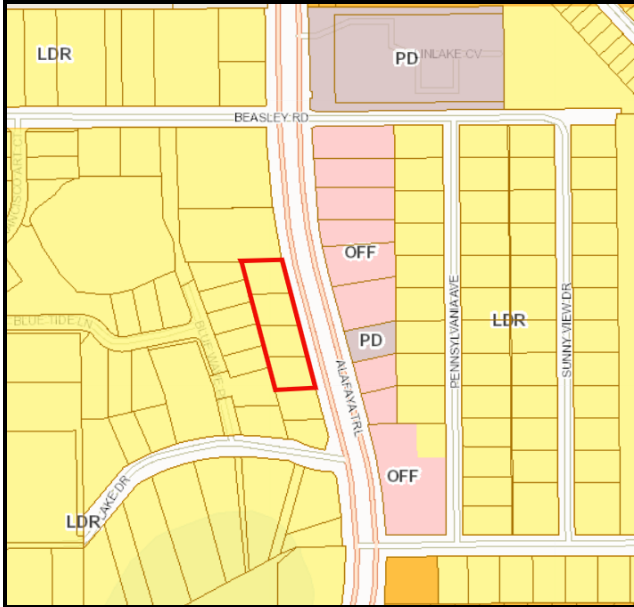
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has a Low Density Residential Future Land Use designation with an R-1AA (Single Family Dwelling) zoning classification.
- The Low Density Residential Future Land Use designation allows a maximum density of four (4) dwelling units per net buildable acre.

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	Library Comment A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Comprehensive Planning	The subject property has a Future Land Use (FLU) Designation of Low Density Residential (LDR), which allows up to 4 dwelling units per net buildable acre.	Info Only
6.	Environmental Services	Per Florida Statutes Section 381.0065(2)(a)1., the lots would be required to connect to gravity sewer if "for a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line [is available] to maintain gravity flow from the property's drain to the sewer line...". Per Florida Statutes Section 381.0065(2)(a)2., the lots would be required to connect to a sewer force main if "for an establishment with an estimated sewage flow of 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment...". So, if the duplex lots are proposed to produce more than 1,000 gallons per day in sewage flow, they would be required to connect to Seminole County sewer via the 20" PVC force main running along the east side of Alafaya Trail.	Info Only
7.	Environmental Services	If the duplex lots are proposed to produce less than 1,000 gallons per day in sewage flow, then they would not be required to connect to Seminole County sewer and could instead construct onsite sewage treatment and disposal systems (OSTDS) aka septic systems to service them. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: 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 system sizing, standards, and any other questions/concerns that you may have.	Info Only

8.	Environmental Services	This development is within Seminole County's reclaim water service area and is required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail.	Info Only
9.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.	Info Only
11.	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
12.	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
13.	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
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	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
17.	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
18.	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	Info Only

		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)	
19.	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
20.	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
21.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of non-specimen protected trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
22.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
23.	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
24.	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
25.	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
26.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
27.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval.	Info Only

		SCLDC 45.1(a)	
28.	Planning and Development	<p>The subject property has a Low Density Residential Future Land Use designation with an R-1AA (Single Family Dwelling) zoning classification.</p> <p>The Low Density Residential Future Land Use designation allows a maximum density of four (4) dwelling units per net buildable acre. The proposed development of 4 duplexes would yield a density of 8 dwelling units per net buildable acre; therefore, a Future Land Use amendment would be required.</p>	Info Only
29.	Planning and Development	<p>The proposed Medium Density Residential Future Land Use designation and R-2 (One and Two Family Dwelling) zoning classification will allow for the proposed density of 8 dwelling units per net buildable acre.</p>	Info Only
30.	Planning and Development	<p>The proposed R-2 zoning classification requires a minimum lot size of 9,000 square feet with a minimum lot width of 75 feet. The minimum house size for each duplex unit is 450 square feet. The duplex lot may be platted to facilitate separate ownership with a minimum lot width of 37.5 feet and minimum lot size of 4,500 square feet.</p> <p>The R-2 zoning building setbacks are:</p> <p>Front Yard – 25 ft</p> <p>Side Yard – 10 ft</p> <p>Rear Yard – 30 ft</p>	Info Only
31.	Planning and Development	<p>If shared access is proposed, a cross access easement must be established. If re-alignment of the lots is proposed, approval of the subdivision process will be required.</p> <p>Subdivision Process:</p> <ul style="list-style-type: none"> • Approval of Preliminary Subdivision Plan (PSP) • Approval of Final Engineering • Approval of Final Plat 	Info Only
32.	Planning and Development	<p>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 the Board of County Commissioners.</p>	Info Only
33.	Planning and Development	<p>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.</p> <p>Prior to scheduling a Community Meeting, please provide the</p>	Info Only

		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).	
34.	Planning and 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
35.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	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
37.	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
38.	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
39.	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
40.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
41.	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
42.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from east to west. The highest ground elevation appears to be 57.0 feet (northeast corner) and the lowest	Info Only

		54.5 feet (northwest corner and center west section).	
43.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the adjacent properties (west and south side), and away from the State of Florida DOT (FDOT) "right-of-way" (West State Road 434 / Alafaya Trail). It appears that the north three (3) subject parcels (27-21-31-505-0000-0150, 27-21-31-505-0000-0160, and 27-21-31-505-0000-0170) are included in the Stormwater Management System (Post-Development Drainage Basin 3) of the recently constructed Beasley Reserve (Francisco Park) residential development, located just to the west. The overflow drainage structure is located behind the southwest corner of the most northern parcel (27-21-31-505-0000-0170). 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 pre development rate of discharge for a 25-Year, 24-Hour storm event. The most southern subject parcel (27-21-31-505-0000-0150) is not included in the Stormwater Management System of the recently constructed Beasley Reserve (Francisco Park) residential development, and it appears that it does not have a 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, an existing Stormwater Conveyance System along the west side of West S.R. 434 / Alafaya Trail 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 pre development 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
44.	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
45.	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
46.	Public Works - Engineering	The primary access to the subject property is through West State Road 434 / Alafaya Trail. West S.R. 434 is owned and maintained	Info Only

		by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. All the proposed work in the public "right-of-way" will need to be permitted through FDOT.	
47.	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

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	Matthew Maywald mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Building Division	Tony Coleman
Buffers and CPTED	Maya Athanas mathanas@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: 2024-1498

Title:

THE CIGAR LOUNGE - SPECIAL EXCEPTION

Project Number: 24-32000005

Project Description: Proposed Special Exception for an alcoholic beverage establishment on 2.29 acres in the PD Zoning District located on the northwest corner of W SR 426 and Via Loma Dr

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

Parcel ID: 31-21-31-513-0000-0040

BCC District: 1-Dallari

Applicant: Ryan Labarre (570) 807-3414

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 #: 24-32000005
BS #: 2024-05
MEETING: _____

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

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

PROPERTY

PARCEL ID #: <u>31-21-31-513-0000-0040</u>
ADDRESS: <u>2960 W. STATE RD 426 #1032 OVIEDO, FL 32765</u>
TOTAL ACREAGE: <u>2.29</u> CURRENT USE OF PROPERTY: <u>cigar lounge</u>
WATER PROVIDER: <u>SEMINOLE COUNTY WATER & SEWER</u> SEWER PROVIDER: <u>SEMINOLE COUNTY WATER & SEWER</u>
ZONING: <u>PD</u> FUTURE LAND USE: <u>HIPTR</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

OWNER

NAME: <u>RYAN LABARRE</u>	COMPANY: <u>ALOMA GROUP LLC</u>
ADDRESS: <u>2960 W. STATE RD 426 #1032</u>	
CITY: <u>OVIEDO</u>	STATE: <u>FL</u> ZIP: <u>32765</u>
PHONE: <u>570-807-3414</u>	EMAIL: <u>ismokecigarlounge@gmail.com</u>

APPLICANT/CONSULTANT

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

[Signature]
SIGNATURE OF OWNER/AUTHORIZED AGENT

8-22-2024
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

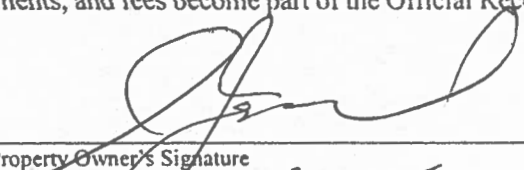
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses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

I, Ali H. Jawad, the owner of record for the following described property (Tax/Parcel ID Number) 31-21-31-513-0000-0040 hereby designates RYAN LABARPE to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

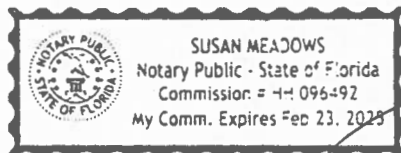
OTHER: CHANGE OF OWNERSHIP : ALCOHOL LICENSE
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this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

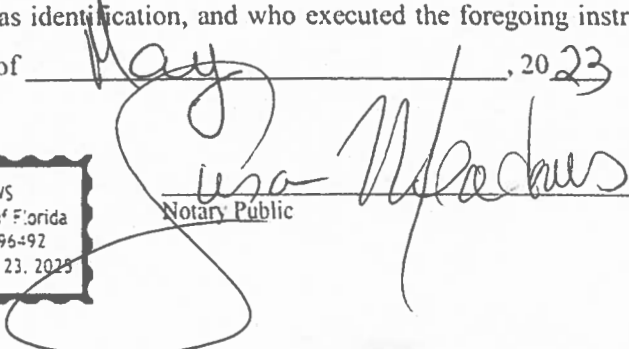
Date 5/5/2023


 Property Owner's Signature
Ali Jawad
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ali Hussen Jawad (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FIDL as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of May, 2023




 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Ali JANAD	7630 Blue Quail Ln Orlando FL 32835	321 217 3500

(Use additional sheets for more space)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: JAWAD Oviado LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Ali Jawad	LLC Manager	7630 Blue Swan Ln Orlando FL 32835	100%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: N/A

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

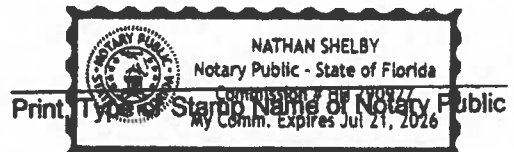
Date 9/9/2024

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 9th day of September, 2024, by Ali Jawad, who is personally known to me, or has produced FLDL as identification.

Nathan Shelby
Signature of Notary Public





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

Detail by Entity Name

Florida Limited Liability Company

JAWAD OVIEDO, LLC

Filing Information

Document Number	L12000046319
FEI/EIN Number	90-0824831
Date Filed	04/04/2012
Effective Date	04/03/2012
State	FL
Status	ACTIVE

Principal Address

7630 blue quail Ln
Orlando, FL 32835

Changed: 03/28/2019

Mailing Address

7630 blue quail Ln
Orlando, FL 32835

Changed: 03/28/2019

Registered Agent Name & Address

JAWAD, ALI H

7630 blue quail Ln
Orlando, FL 32835

Address Changed: 03/28/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

JAWAD, ALI H
7630 blue quail Ln
Orlando, FL 32835

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022	04/16/2022
2023	04/02/2023
2024	03/24/2024

Document Images

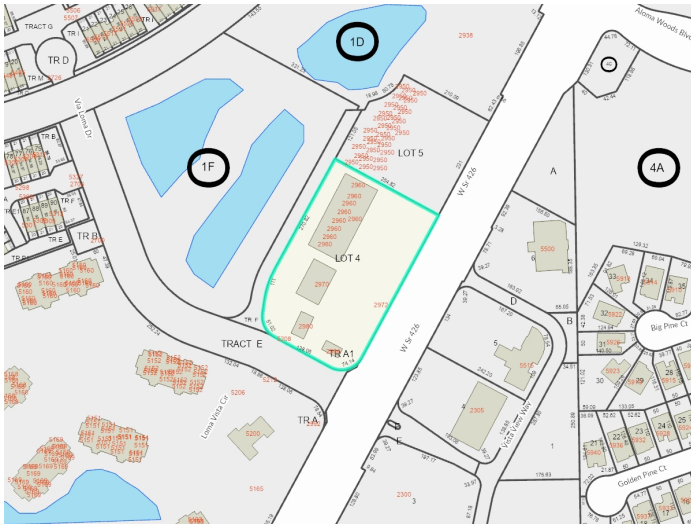
03/24/2024 -- ANNUAL REPORT	View image in PDF format
04/02/2023 -- ANNUAL REPORT	View image in PDF format
04/16/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
03/16/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
03/30/2018 -- ANNUAL REPORT	View image in PDF format
04/23/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- Florida Limited Liability	View image in PDF format

Property Record CardA



Parcel: **31-21-31-513-0000-0040**
 Property Address: **2970 W SR 426 OVIEDO, FL 32765**
 Owners: **JAWAD OVIEDO LLC**
 2024 Market Value \$2,528,977 Assessed Value \$2,528,977
 2023 Tax Bill \$31,619.87
 Convenience Store With Gas property w/1st Building size of 12,528 SF and a lot size of 2.29 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	31-21-31-513-0000-0040
Property Address	2970 W SR 426 OVIEDO, FL 32765
Mailing Address	7630 BLUE QUAIL LN ORLANDO, FL 32835-5815
Subdivision	LOMA VISTA
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
Exemptions	None
AG Classification	No

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$1,418,036	\$1,278,056
Depreciated Other Features	\$128,648	\$115,656
Land Value (Market)	\$982,293	\$982,293
Land Value Agriculture	\$0	\$0
Market Value	\$2,528,977	\$2,376,005
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	\$2,528,977	\$2,376,005

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$31,619.87
Tax Bill Amount	\$31,619.87
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
JAWAD OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 4
LOMA VISTA
PB 59 PGS 27 TO 30

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,528,977	\$0	\$2,528,977
Schools	\$2,528,977	\$0	\$2,528,977
FIRE	\$2,528,977	\$0	\$2,528,977
ROAD DISTRICT	\$2,528,977	\$0	\$2,528,977
SJWM(Saint Johns Water Management)	\$2,528,977	\$0	\$2,528,977

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2012	\$100	07753/1742	Improved	No
WARRANTY DEED	5/1/2001	\$800,000	04085/0867	Improved	Yes

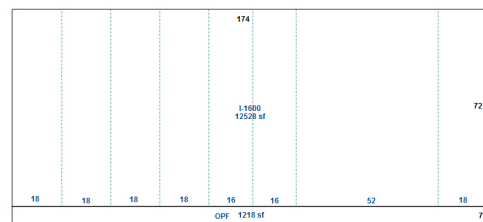
LandA

Units	Rate	Assessed	Market
101,059 SF	\$9.72/SF	\$982,293	\$982,293

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12528
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$1,199,003
Assessed	\$905,247

* Year Built = Actual / Effective



Sketch by Auto-Sketch

Building 1

AppendagesA

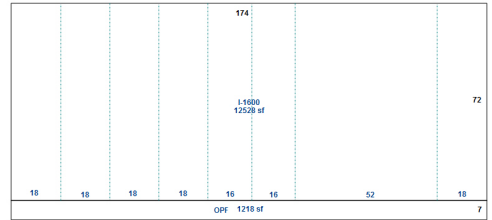
Description	Area (ft ²)
OPEN PORCH FINISHED	1218

Building InformationA	
#	2
Use	MASONRY PILASTER
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	880
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$122,596
Assessed	\$92,560

* Year Built = Actual / Effective

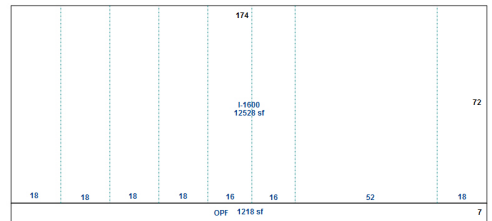
Building InformationA	
#	3
Use	MASONRY PILASTER
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4032
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$392,985
Assessed	\$296,704

* Year Built = Actual / Effective



Sketch by Ageo-Sketch

Building 2

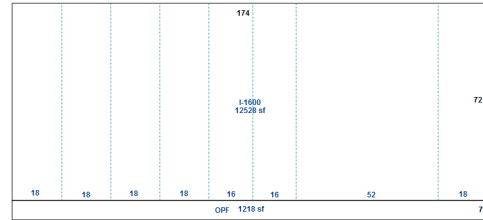


Sketch by Ageo-Sketch

Building 3

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	588

Building InformationA	
#	4
Use	MASONRY PILASTER
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2820
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$163,609
Assessed	\$123,525



Sketch by Aspen Sketch

Building 4

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
09890	2960 W SR 426 : MECHANICAL - COMMERCIAL-Strip row one story building [LOMA VISTA]	\$12,000		6/22/2023
21354	2960 W SR 426 : MECHANICAL - COMMERCIAL- [LOMA VISTA]	\$10,000		12/28/2022
18373	2960 W SR 426 : SIGN (POLE,WALL,FACIA)- Como en Casa Restaurant [LOMA VISTA]	\$1,900		12/8/2022
17025	2960 W SR 426 : MECHANICAL - COMMERCIAL- [LOMA VISTA]	\$14,477		10/27/2022
03370	2970 W SR 426 : ELECTRICAL - COMMERCIAL- [LOMA VISTA]	\$5,600		3/10/2020
07652	2960 W SR 426 : SIGN (POLE,WALL,FACIA)- Fire on the Bayou Sign [LOMA VISTA]	\$2,300		8/5/2019
01539	REROOF	\$81,000		2/11/2019
20667	2960 W SR 426 : SIGN (POLE,WALL,FACIA)- [LOMA VISTA]	\$1,250		1/22/2019
00731	ALTERATION- #1024	\$100	2/1/2019	1/17/2019
11336	PLUMBING- #1000	\$8,400		8/2/2018
04361	MECHANICAL - 2970 W SR 426	\$7,140		4/6/2017
12982	WALL SIGN	\$1,800		12/16/2015
00839	HOOD SYSTEM NFPA 96 - #1056	\$500		1/28/2015
11975	REPIPE EXISTING FIRE SUPPRESSION.	\$1,000		12/8/2014
10194	NEW ELECTRICAL WIRING FOR CARWASH - 7 ELEVEN	\$2,000		12/6/2013
09519	LOW VOLTAGE DATA & VOICE WIRING - 2970 W SR 426	\$1,000		11/14/2013
09563	REMOVE ELECTRICAL FROM C-STORE & INSTALL NEW SERVICE @ LUBE BLDG - 2980 W SR 426	\$2,500		11/14/2013

09414	NEW WALL & MONUMENT SIGNS - 7-11 - 2970 W SR 426	\$5,400		11/12/2013
07594	MECHANICAL	\$4,115		9/6/2013
07030	INTERIOR ALTERATION TO STORE & CARWASH - 2970 W SR 426	\$408,000	12/9/2013	8/19/2013
07111	INSTALL FIRE SPRINKLERS - #1032	\$864		9/8/2010
02931	INTERIOR ALTERATION - #1032	\$47,000		4/15/2010
01236	WINDOW SIGN - BEEF O'BRADY - #1056	\$970		2/19/2010
05668	INTERIOR ALTERATION - #1016	\$35,810		7/13/2009
03064	WALL SIGN - VALVOLINE EXPRESS CARE; PAD PER PERMIT 2980 W SR 426	\$950		3/26/2008
08798	WALL SIGN - #1032	\$2,300		7/31/2006
17572	RANGE HOOD SUPPRESSION SYSTEM @ BEEF O' BRADYS	\$800		12/29/2004
16658	INSTALL DROP PENDENTS IN NEW WALK-IN COOLERS FOR BEEF O' BRADYS; PAD PER PERMIT 2970 W SR 426	\$4,200		12/14/2004
16482	WALL SIGN @ BEEF O' BRADYS	\$831		12/10/2004
11445	COMMERCIAL RESTAURANT BUILDOUT - #1056	\$200,000	2/16/2005	9/30/2004
00880	SIGN; PAD PER PERMIT 2970 W SR 426	\$0		1/26/2004
12773	EXHAUST HOOD; PAD PER PERMIT 2970 W SR 426	\$0		11/13/2003
12015	SIGN - #1070	\$0		10/24/2003
11148	INSTALL FIRE SPRINKLERS/MAIN	\$1,975		10/6/2003
08685	INTERIOR BUILDOUT; CIRCOSTA ITALIAN RESTORANTE	\$68,480	12/10/2003	8/4/2003
09874	WALL SIGN; PAD PER PERMIT 2960 W SR 426 #1032	\$0		10/1/2002
09397	WALL SIGN; PAD PER PERMIT 2960 W SR 426 #1024	\$0		9/1/2002
07868	MISC GAS; PAD PER PERMIT 2960 W SR 426 1000	\$1,200		8/1/2002
08040	INTERIOR BUILDOUT; ALOMA RETAIL CENTER SUITE 1032; PAD PER PERMIT 2960 W SR 426	\$3,500	10/17/2002	8/1/2002
08638	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426 #1040	\$1,540		8/1/2002
08294	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 2960 W SR 426 1000	\$0		8/1/2002
08409	MECHANICAL & CONDENSOR; PAD PER PERMIT 2960 W SR 426 #1000	\$5,000		8/1/2002
08088	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426	\$2,200		8/1/2002
08009	INTERIOR ALTERATION; PAD PER PERMIT 2960 W SR 426 1040	\$22,220	10/1/2002	8/1/2002
08011	INTERIOR ALTERATIONS; PAD PER PERMIT 2960 W SR 426 1024	\$31,280	10/1/2002	8/1/2002
08012	INTERIOR ALTERATIONS; PAD PER PERMIT 2960 W SR 426 1008	\$7,900	9/13/2002	8/1/2002
08498	WALL SIGN; PAD PER PERMIT 2960 W SR 426 #1000	\$0		8/1/2002

08640	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426 #1024	\$0		8/1/2002
08642	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426 #1032	\$1,090		8/1/2002
06250	WALL SIGN; PAD PER PERMIT 2960 W SR 426 - #1016	\$0		6/1/2002
06355	WALL SIGN; PAD PER PERMIT 2960 W SR 426; #1008	\$0		6/1/2002
05072	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426 #1016	\$1,555		5/1/2002
05073	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426 #1008	\$1,555		5/1/2002
03120	INTERIOR BUILDOUT; PAD PER PERMIT 2960 W SR 426	\$47,880	9/23/2002	3/1/2002
02823	INTERIOR ALTERATIONS; ALOMA RETAIL CENTER SPEC B; PAD PER PERMIT 2960 W SR 426 #1016	\$25,200	6/21/2002	3/1/2002
02822	VANILLA SHELL; ALOMA RETAIL SPEC A; PAD PER PERMIT 2960 W SR 426 #1008	\$25,200		3/1/2002
11517	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426	\$1,500		12/1/2001
08489	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426	\$2,000		9/1/2001
08038	MULTI-SIGNS; PAD PER PERMIT 2972 W SR 426	\$0		8/1/2001
05180	INSTALL UNDERGROUND GAS TANKS	\$76,000		6/1/2001
06042	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2960 W SR 426	\$12,500		6/1/2001
05096	MOBIL CANOPY	\$28,000		6/1/2001
08916	GAS ISLAND CANOPY PERMIT PAD 2970 W SR 426	\$115,000		9/1/2000
08919	ALOMA RETAIL/LUBE CENTER	\$78,000	3/13/2002	9/1/2000
08920	ALOMA RETAIL/CONVENIENCE STORE	\$254,100	1/17/2002	9/1/2000
08915	RETAIL CENTER/CARWASH PERMIT PAD 2920 W SR 426	\$10,000		9/1/2000
08911	RETAIL CENTER SHELL ONLY PERMIT PAD 2960 W SR 426	\$678,000		9/1/2000
08917	MISC PERMIT PERMIT PAD 2984 W SR 426 ALOMA RETAIL CENTER	\$44,000	2/7/2002	9/1/2000

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	2002	9110	\$42,453	\$20,165
COMMERCIAL ASPHALT DR 2 IN	2002	43495	\$106,563	\$50,617
CANOPY GOOD COMM	2002	3880	\$58,627	\$23,451
BLOCK WALL	2002	348	\$3,202	\$1,521
BLOCK WALL	2002	364	\$3,349	\$1,591
6' CHAIN LINK FENCE	2002	20	\$234	\$94
POLE LIGHT 1 ARM	2002	11	\$20,394	\$20,394
POLE LIGHT 2 ARM	2002	3	\$10,815	\$10,815

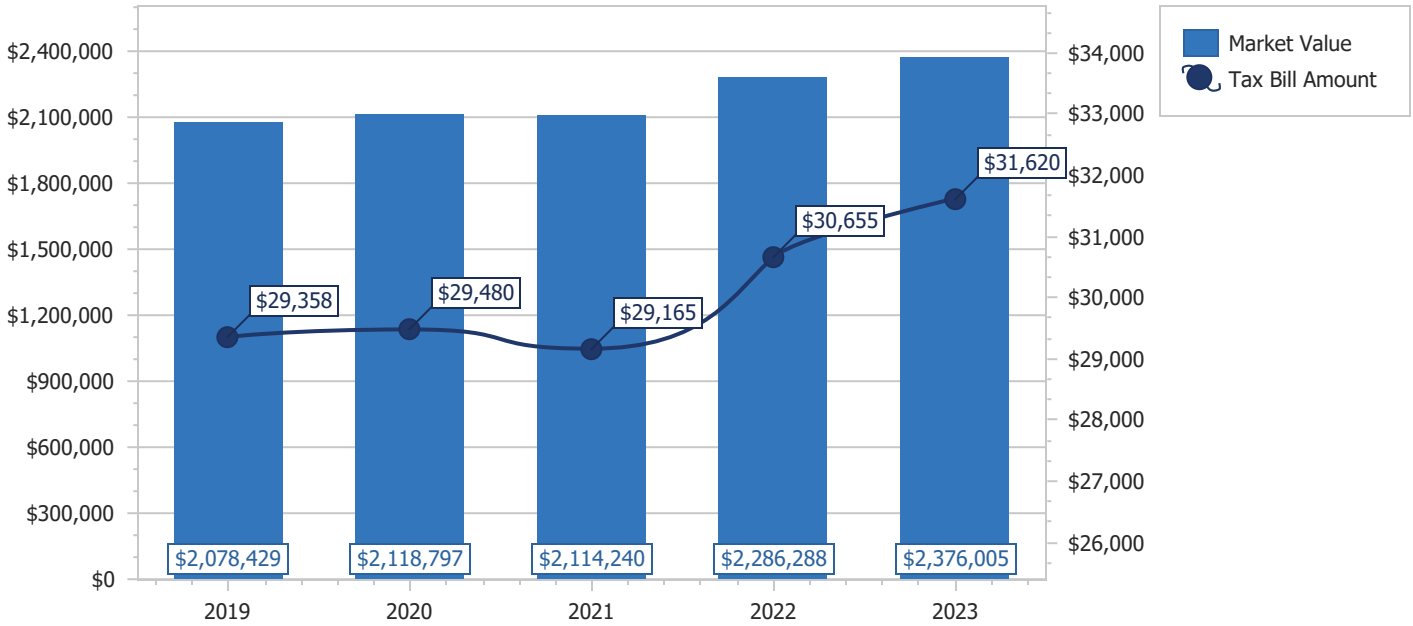
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
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

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

Property Value HistoryA



Copyright 2024 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 10/2/2024 11:53:26 AM
Project: 24-32000005
Credit Card Number: 41*****5546
Authorization Number: 09784D
Transaction Number: 021024O2D-34BB4FFF-1713-44FC-A627-2295D6726AF3
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, November 8, 2024, in order to place you on the Wednesday, November 13, 2024 meeting agenda.

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

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

PROJECT NAME:	THE CIGAR LOUNGE - SPECIAL EXCEPTION	PROJ #: 24-32000005
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	9/17/24	
RELATED NAMES:	BS2024-05	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	31-21-31-513-0000-0040	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO EXPAND AN ALCOHOLIC BEVERAGE ESTABLISHMENT ON 2.29 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF SR 426 AND VIA LOMA DR	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHEAST CORNER OF SR 426 AND VIA LOMA DR	
APPLICANT:	CONSULTANT:	
RYAN LABARRE ALOMA GROUP LLC 2960 W SR S26 #1032 OVIEDO FL 32765 (570) 807-3414 ISMOKECIGARLOUNGE@GMAIL.COM	N/A	

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Building Division Jay Hamm 10/17/24 11:46 AM	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2	Building Division Jay Hamm 10/17/24 11:46 AM	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3	Building Division Jay Hamm 10/17/24 11:46 AM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
4	Building Division Jay Hamm 10/17/24 11:46 AM	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (8th ed. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Info Only
5	Building Division Jay Hamm 10/17/24 11:46 AM	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
6	Buffers and CPTED Maya Athanas 10/17/24 3:04 PM	A full buffer review will be done at time of site plan review.	Info Only
7	Buffers and CPTED Maya Athanas 10/17/24 3:04 PM	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
8	Public Safety - Fire Marshal Matthew Maywald 10/21/24 10:29 AM	Any changes to the floor plan, lay out, fire alarm or sprinkler (if applicable) shall require a separate permit and review.	Info Only

9	Public Safety - Fire Marshal Matthew Maywald 10/21/24 10:29 AM	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10	Public Works - Engineering Jim Potter 11/6/24 3:18 PM	The outdoor seating may block the ADA path along the frontage of the site. Please show that there is sufficient space for an ADA path. Minimum 36" - 42" clear. If it is not wide enough the outdoor seating will need to be removed.	Unresolved
11	Planning and Development Hilary Padin 11/7/24 2:09 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	
12	Planning and Development Hilary Padin 11/7/24 2:09 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
13	Planning and Development Hilary Padin 11/7/24 2:20 PM	The prior Special Exception for this location from 2010 stated that the square footage of the establishment was 1,330 square feet with 20 seats. Please verify that the precise square footage of the establishment is 2,500 square feet and 25 total seats (including any outdoor seating). If those numbers differ, please amend the narrative that you submitted to include those numbers.	Unresolved
14	Planning and Development Hilary Padin 11/7/24 2:23 PM	The original Special Exception from 2010 stated that the business hours for the establishment is only allowed from noon to 10 pm. On the narrative provided, you stated 10 am to 10 pm. Please verify those business hours are correct as that will also need to be modified through this process. If those hours differ from what you have on the existing narrative, please be sure to amend it to reflect that.	Unresolved
15	Planning and Development Hilary Padin 11/7/24 2:27 PM	The Special Exception from 2010 did not account for outdoor seating, but on the drawing provided, you show outdoor seating. Please confirm that you would like to add the outdoor seating to your Special Exception and how many seats there will be. Also, you must demonstrate that the outdoor seating still provides for an adequate ADA compliant walkway. Note: The added outdoor seating area will trigger an additional small site plan process after the Special Exception process has been completed.	Unresolved
16	Planning and Development Hilary Padin 11/7/24 2:28 PM	The 2010 Special Exception only permits beer and wine sales at the establishment. Please amend your narrative to explain what type of licensing you are applying for.	Unresolved
17	Planning and Development Hilary Padin 11/7/24 2:29 PM	There is an open area in the parking lot directly in front of this establishment. Please explain its purpose and how it is used.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Hilary Padin
Public Works - Engineering	Corrections Required	Jim Potter
Environmental - Impact Analysis	No Review Required	Becky Noggle
Natural Resources	No Review Required	Sarah Harttung
Public Works - Impact Analysis	No Review Required	William Wharton
Buffers and CPTED	Approved	Maya Athanas
Public Safety - Fire Marshal	Approved	Matthew Maywald
Building Division	Review Complete Recommend Approval	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/7/24	N/A	P&D & PW ENGINEERING

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1499

Title:

SEMINOLE SCIENCE SCHOOL EXPANSION - PD FINAL DEVELOPMENT PLAN AS ENGINEERED SITE PLAN

Project Number: 24-20500013

Project Description: Proposed PD Final Development Plan as an Engineered Site Plan to expand an existing charter school on 8.4 acres in the PD Zoning District located on the northwest corner of N US Hwy 17-92 and N Ronald Reagan Blvd

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

Parcel ID: 22-20-30-300-022F-0000+++

BCC District: 4-Lockhart

Applicant: Yalcin Akin (407) 299-6595

Consultant: Jeffrey Swisher (407) 427-1665



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

PROJ. #: 24-20500013

Received: 10/14/24

Paid: 10/15/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA <u>180,260 SF</u> /1,000 = <u>180.26</u>) ^{^^} x \$25 + \$2,500 = FEE DUE: <u>\$ 7,006.50</u>	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Seminole Science School Expansion		
PARCEL ID #(S):	22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000, 22-20-30-513-0000-0020		
LOCATION:	NW quadrant of US Highway 17-92 and North Ronald Regan Boulevard		
EXISTING USE(S):	Vacant Land / Residential	PROPOSED USE(S):	Charter School
TOTAL ACREAGE:	8.49 Ac	BCC DISTRICT:	District 4
WATER PROVIDER:	Seminole County / Lake Mary	SEWER PROVIDER:	Seminole County / Lake Mary
CURRENT ZONING:	A-1 - Agricultural C-2 - Retail Commercial	PROPOSED ZONING:	PD - Planned Development
CURRENT FUTURE LAND USE:	LDR - Low Density Residential MXD - Mixed Use	PROPOSED FUTURE LAND USE:	PD - Planned Development

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Yalcin Akin, Ph.D., Manager	COMPANY:	Discovery Education Holdings, LLC
ADDRESS:	2427 Lynx Lane		
CITY:	Orlando	STATE:	Florida
		ZIP:	32804
PHONE:	(407) 299-6595	EMAIL:	akin@orlandoscience.org

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Ty Maxey, AICP Jeffrey Swisher, PE	COMPANY:	Summit Construction Management Group Kimley-Horn
ADDRESS:	421 South Summerlin Avenue 200 South Orange Avem Suite 600		
CITY:	Orlando Orlando	STATE:	Florida Florida
		ZIP:	32801 32801
PHONE:	(813) 805-7300 (407) 427-1665	EMAIL:	ty.maxey@summitcmgroup.com jeff.swisher@kimley-horn.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Discovery Education Holdings, LLC		
ADDRESS:	2427 Lynx Lane		
CITY:	Orlando	STATE:	Florida
		ZIP:	32804
PHONE:	(407) 299-6595	EMAIL:	akin@orlandoscience.org

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

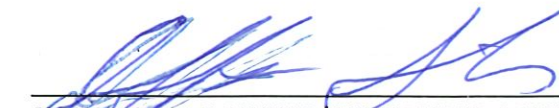
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



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

10/7/2024

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Yalcin Akin, Ph.D., Manager, Discovery Education Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000, 22-20-30-513-0000-0020 hereby designates Jeffrey Swisher, PE, Kimley-Horn to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: PD Final Development Plan as and Engineered Site Plan

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

10/04/2024
Date

Yalcin Akin
Property Owner's Signature

Yalcin Akin
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Yalcin Akin (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 4th day of October, 2024.



TAYLOR MITCHELL
 Notary Public
 State of Florida
 Comm# HH472087
 Expires 12/11/2027

Taylor Mitchell
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

DISCOVERY EDUCATION HOLDINGS, LLC

Filing Information

Document Number L20000186381
FEI/EIN Number 85-2540609
Date Filed 07/10/2020
State FL
Status ACTIVE

Principal Address

2427 LYNX LANE
 ORLANDO, FL 32804

Changed: 04/29/2021

Mailing Address

2427 LYNX LANE
 ORLANDO, FL 32804

Changed: 04/29/2021

Registered Agent Name & Address

MILHAUSEN, JEFFREY P, ESQ.
 1000 LEGION PL., STE. 1200
 ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

AKIN, YALCIN

2427 LYNX LANE
 ORLANDO, FL 32804

Title Other, Sr. Budget Analyst / Authorized Representative

Celik, Murat
 2427 Lynx Lane
 Orlando, FL 32804

Annual Reports

Report Year	Filed Date
2022	05/01/2022
2023	04/28/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
07/10/2020 -- Florida Limited Liability	View image in PDF format

Property Record Card



Parcel: **22-20-30-300-022F-0000**
 Property Address:
 Owners: **DISCOVERY EDUCATION HOLDINGS LLC**
 2025 Market Value \$2,517,975 Assessed Value \$2,517,975
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$33,259.93
 Vac General-Commercial property has a lot size of 5.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-300-022F-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	29-CHARTER SCHOOL (2024)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,517,975	\$2,517,975
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,517,975	\$2,517,975
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,517,975	\$2,517,975

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$33,259.93
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$33,259.93

Owner(s)

Name - Ownership Type
 DISCOVERY EDUCATION HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 THAT PT OF W 1/2 OF NE 1/4 OF SW
 1/4 NLY OF A LI DESC AS BEG 399.26
 FT S OF NE COR OF NW 1/4 OF SW
 1/4 RUN ELY ON CURVE 449.48 FT S
 75 DEG 14 MIN 37 SEC E 179.03 FT
 NELY ON CURVE 56.01 FT TO WLY R/W
 US 17-92 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,517,975	\$2,517,975	\$0
Schools	\$2,517,975	\$2,517,975	\$0
FIRE	\$2,517,975	\$2,517,975	\$0
ROAD DISTRICT	\$2,517,975	\$2,517,975	\$0
SJWM(Saint Johns Water Management)	\$2,517,975	\$2,517,975	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/12/2023	\$3,000,000	10521/1670	Improved	Yes
WARRANTY DEED	8/1/2001	\$687,500	04162/1080	Vacant	No

Land

Units	Rate	Assessed	Market
5.30 Acres	\$475,000/Acre	\$2,517,975	\$2,517,975

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
02802	DEMOLITION; PAD PER PERMIT 2075 N CR 427	\$0		4/1/2000

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MXD
Description	Mixed Development

Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

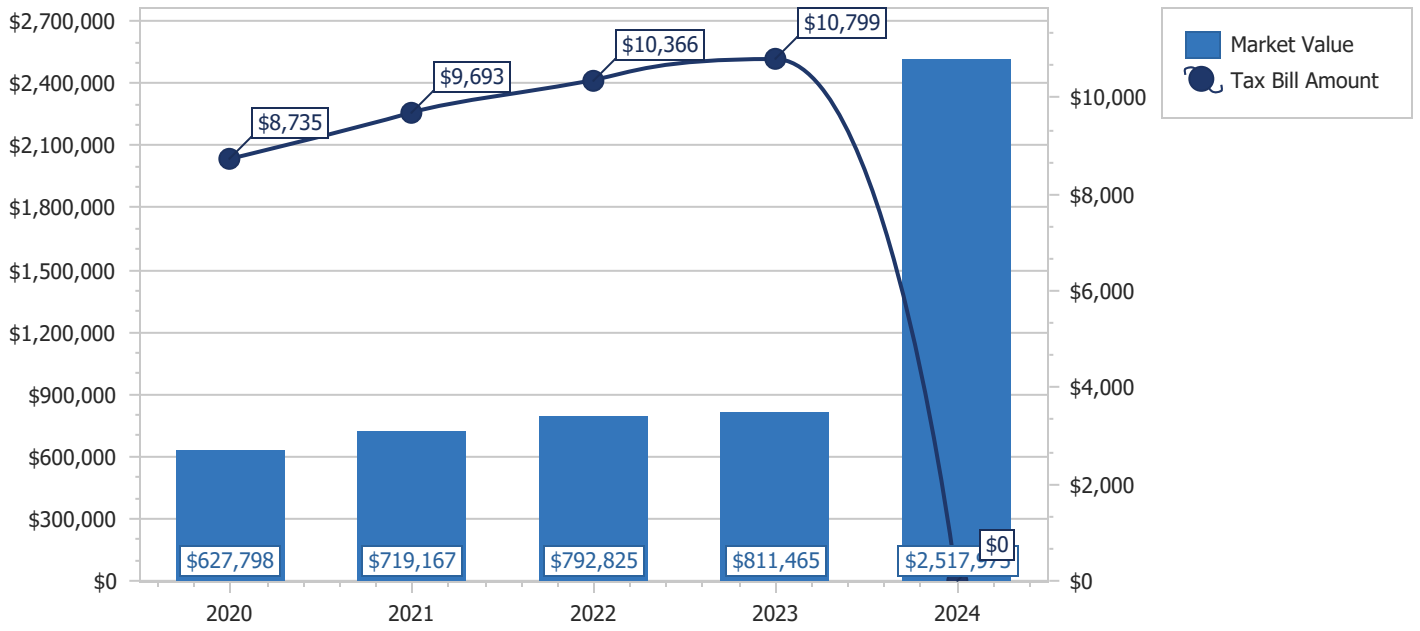
School Districts

Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Utilities

Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 22-20-30-513-0000-0020
Property Address: 3552 N US HWY 17-92 LAKE MARY, FL 32746
Owners: DISCOVERY EDUCATION HOLDINGS LLC
 2025 Market Value \$243,436 Assessed Value \$243,436
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$3,389.34
 Vac General-Commercial property has a lot size of 0.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-513-0000-0020
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	M1:LAKE MARY
DOR Use Code	
Exemptions	29-CHARTER SCHOOL (2024)
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$243,436	\$243,436
Land Value Agriculture	\$0	\$0
Just/Market Value	\$243,436	\$243,436
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$243,436	\$243,436

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,389.34
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$3,389.34

Owner(s)

Name - Ownership Type
DISCOVERY EDUCATION HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 (LESS RD)
VICTORIA SQUARE
PB 41 PGS 83 & 84

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$243,436	\$243,436	\$0
Schools	\$243,436	\$243,436	\$0
CITY LAKE MARY	\$243,436	\$243,436	\$0
SJWM(Saint Johns Water Management)	\$243,436	\$243,436	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/24/2023	\$287,700	10428/1698	Improved	Yes
CERTIFICATE OF TITLE	12/29/2022	\$8,600	10369/0719	Vacant	No
QUIT CLAIM DEED	5/1/2009	\$100	07182/0685	Vacant	No
SPECIAL WARRANTY DEED	11/1/2005	\$330,000	06029/1355	Vacant	Yes
WARRANTY DEED	1/1/1998	\$150,000	03354/1387	Vacant	Yes
SPECIAL WARRANTY DEED	7/1/1995	\$2,600,000	02948/0256	Vacant	No
SPECIAL WARRANTY DEED	9/1/1994	\$3,073,100	02823/0962	Vacant	No
SPECIAL WARRANTY DEED	8/1/1989	\$1,567,100	02097/1611	Vacant	No

Land

Units	Rate	Assessed	Market
26,446 SF	\$13.15/SF	\$243,436	\$243,436

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
926	SIGN - 3590 N US HWY 17/92 - VICTORIA SQUARE	\$2,180		7/13/2017
00733	ELECTRICAL STAND ALONE - 3580 N US HWY 17/92	\$1,088		5/12/2016
01122	SIGN/ 3552 N 17-92	\$75		10/28/2010

Extra Features				
Description	Year Built	Units	Cost	Assessed

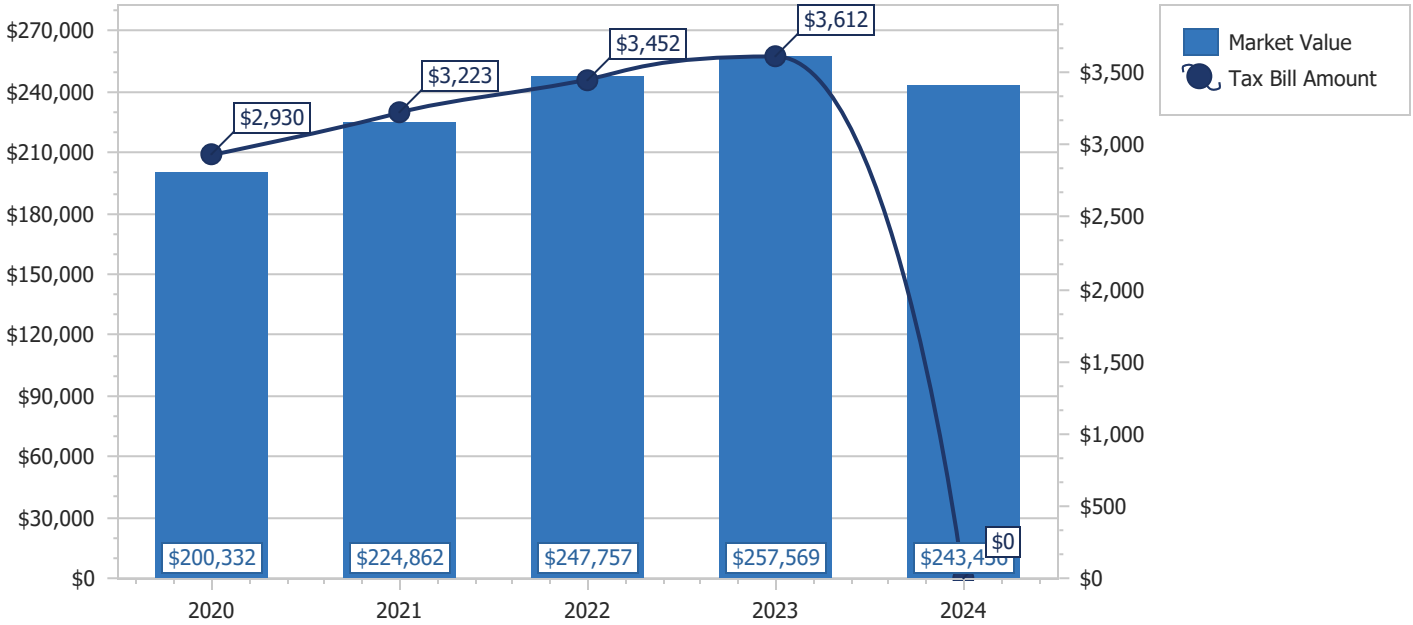
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

Utilities	
Fire Station #	Station: 35 Zone: 353
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



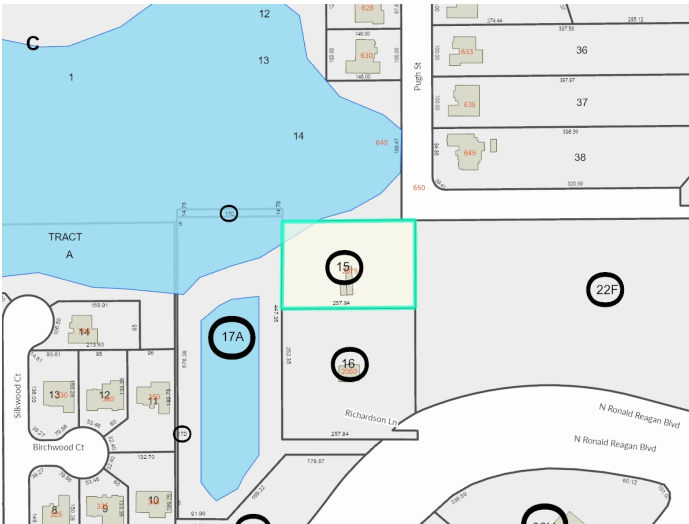
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Property Record CardA



Parcel: **22-20-30-300-0150-0000**
 Property Address: **2075 RICHARDSON LN LAKE MARY, FL 32746**
 Owners: **DISCOVERY EDUCATION HOLDINGS LLC**
 2025 Market Value \$123,415 Assessed Value \$123,415
 2024 Tax Bill \$1,179.94 Tax Savings with Non-Hx Cap \$441.99
 The 2 Bed/1 Bath Mobile/Manufactured Home property is 936 SF and a lot size of 1.01 Acres

Parcel LocationA



Site ViewA



22203030001500000 02/03/2024

Parcel InformationA

Parcel	22-20-30-300-0150-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
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	1	1
Depreciated Building Value	\$26,575	\$25,950
Depreciated Other Features	\$1,840	\$1,840
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$123,415	\$122,790
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$55,737
P&G Adjustment	\$0	\$0
Assessed Value	\$123,415	\$67,053

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$1,621.93
Tax Bill Amount	\$1,179.94
Tax Savings with Exemptions	\$441.99

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
 DISCOVERY EDUCATION HOLDINGS LLC

Legal DescriptionA

SEC 22 TWP 20S RGE 30E
N 170 FT OF E 257.84 FT OF NW 1/4 OF SW 1/4
(LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$123,415	\$0	\$123,415
Schools	\$123,415	\$0	\$123,415
FIRE	\$123,415	\$0	\$123,415
ROAD DISTRICT	\$123,415	\$0	\$123,415
SJWM(Saint Johns Water Management)	\$123,415	\$0	\$123,415

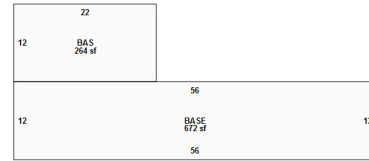
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/12/2024	\$1,250,000	10611/1640	Improved	Yes
QUIT CLAIM DEED	8/16/2022	\$100	10298/1964	Improved	No
WARRANTY DEED	6/1/2004	\$59,000	05383/1818	Improved	Yes
QUIT CLAIM DEED	6/1/2004	\$100	05383/1817	Vacant	No
QUIT CLAIM DEED	1/1/2003	\$100	04698/0304	Improved	No
FINAL JUDGEMENT	4/1/2002	\$100	04383/0298	Improved	No
WARRANTY DEED	12/1/1988	\$39,900	02023/0279	Improved	No
QUIT CLAIM DEED	1/1/1986	\$100	01719/1811	Vacant	No
WARRANTY DEED	9/1/1985	\$29,500	01674/1221	Improved	Yes

LandA

Units	Rate	Assessed	Market
1 Acres	\$95,000/Acre	\$95,000	\$95,000

Building InformationA	
#	1
Use	MOBILE HOME
Year Built*	1977
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	672
Total Area (ft ²)	936
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$66,437
Assessed	\$26,575



Sketch by Apen Sketch

Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
BASE	264

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
03108	2075 RICHARDSON LN: DEMO RESIDENTIAL-	\$4,000		3/12/2024
03107	2075 RICHARDSON LN: PLUMBING - RESIDENTIAL-	\$250		3/4/2024

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1977	1	\$3,500	\$1,400
PATIO 1	1977	1	\$1,100	\$440

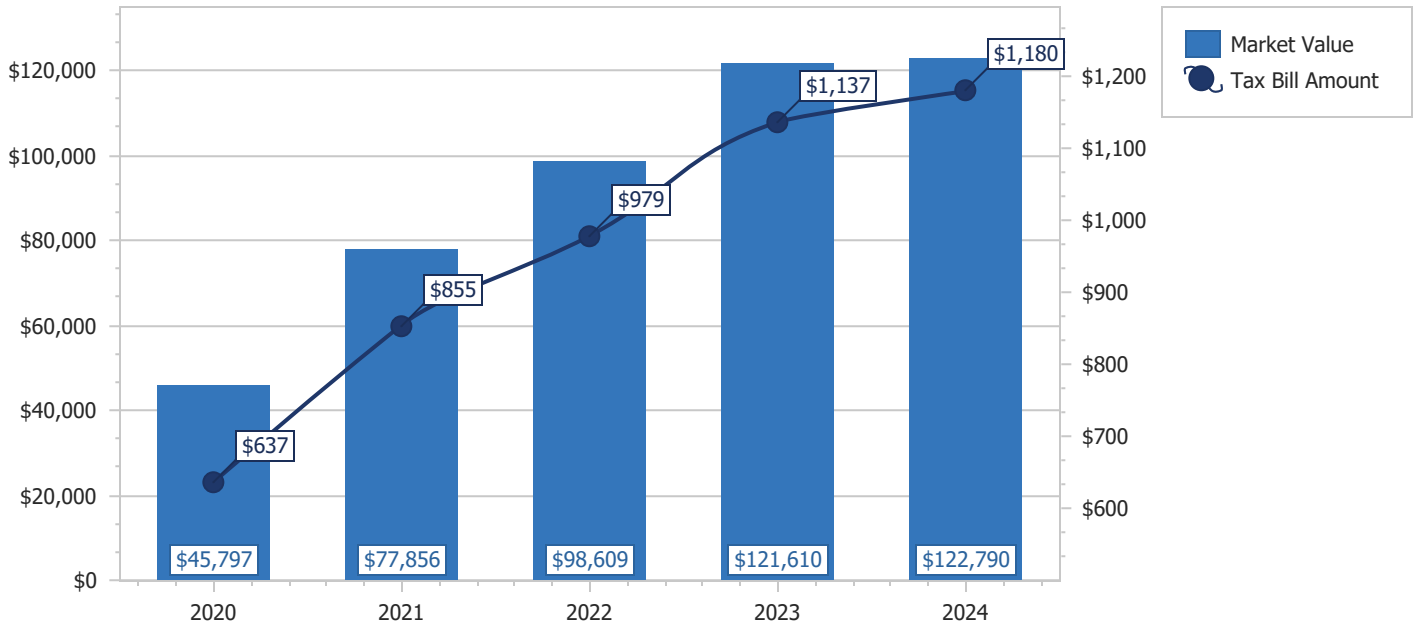
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

UtilitiesA	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



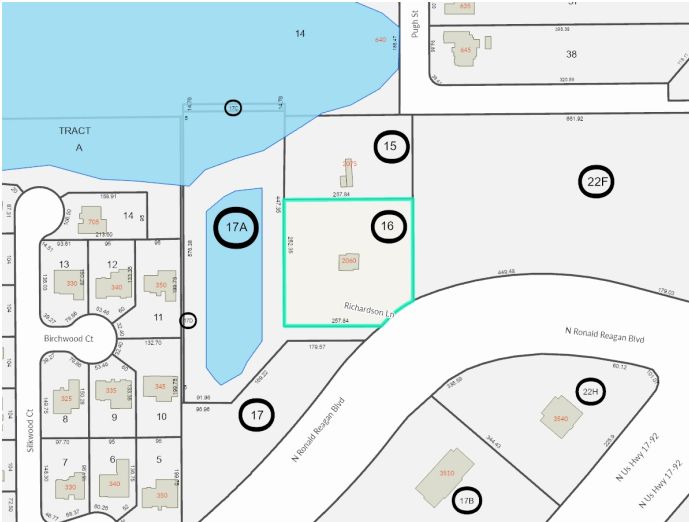
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Property Record CardA



Parcel: **22-20-30-300-0160-0000**
 Property Address: **2060 RICHARDSON LN LAKE MARY, FL 32746**
 Owners: **DISCOVERY EDUCATION HOLDINGS LLC**
 2025 Market Value \$183,836 Assessed Value \$183,836
 2024 Tax Bill \$2,284.34 Tax Savings with Non-Hx Cap \$143.28
 The 2 Bed/1 Bath Single Family property is 1,173 SF and a lot size of 1.48 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	22-20-30-300-0160-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
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	1	1
Depreciated Building Value	\$44,436	\$44,385
Depreciated Other Features	\$5,300	\$5,300
Land Value (Market)	\$134,100	\$134,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$183,836	\$183,785
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$18,067
P&G Adjustment	\$0	\$0
Assessed Value	\$183,836	\$165,718

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,427.62
Tax Bill Amount	\$2,284.34
Tax Savings with Exemptions	\$143.28

Owner(s)A

Name - Ownership Type
 DISCOVERY EDUCATION HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 22 TWP 20S RGE 30E
 S 252.35 FT OF N 422.35 FT
 OF E 257.84 FT OF NW 1/4
 OF SW 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$183,836	\$0	\$183,836
Schools	\$183,836	\$0	\$183,836
FIRE	\$183,836	\$0	\$183,836
ROAD DISTRICT	\$183,836	\$0	\$183,836
SJWM(Saint Johns Water Management)	\$183,836	\$0	\$183,836

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/12/2024	\$1,250,000	10611/1640	Improved	Yes
WARRANTY DEED	6/1/2004	\$135,000	05398/0928	Improved	Yes
QUIT CLAIM DEED	1/1/2003	\$100	04698/0304	Improved	No
FINAL JUDGEMENT	4/1/2002	\$100	04383/0298	Improved	No
WARRANTY DEED	7/1/1986	\$44,000	01757/0595	Improved	No
WARRANTY DEED	2/1/1981	\$100	01321/1116	Improved	No

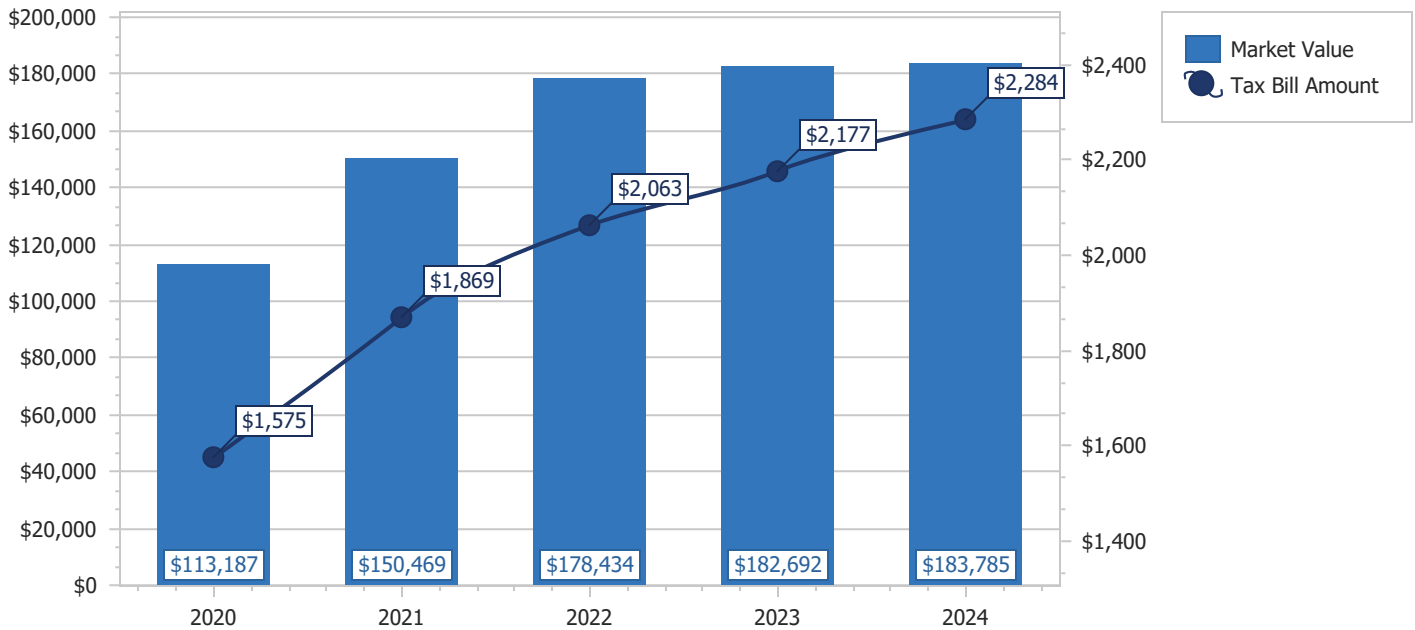
LandA

Units	Rate	Assessed	Market
1.49 Acres	\$90,000/Acre	\$134,100	\$134,100

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

UtilitiesA	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Lake Mary
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



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

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

Receipt Details

Date: 10/15/2024 11:31:45 AM
Project: 24-20500013
Credit Card Number: 44*****6300
Authorization Number: 058492
Transaction Number: 151024O10-37557FB5-5176-4092-AA14-25A5476093C1
Total Fees Paid: 7163.18

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	7006.50
CC CONVENIENCE FEE -- PZ	156.68
Total Amount	7163.18

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

Comment Document – Initial Submittal

PROJECT NAME:	SEMINOLE SCIENCE SCHOOL EXPANSION - PD FDP AS ENGINEERED SITE PLAN	PROJ #: 24-20500013
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	10/14/24	
RELATED NAMES:	Z2024-021	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-20-30-300-022F-0000+++	
PROJECT DESCRIPTION	PROPOSED PD FDP AS AN ENGINEERED SITE PLAN FOR A CHARTER SCHOOL ON 8.4 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD	
NO OF ACRES	8.4	
BCC DISTRICT	4: LOCKHART	
LOCATION	ON THE NORTHWEST CORNER OF N US HWY 17-92 AND N RONALD REAGAN BLVD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
YALCIN AKIN DISCOVERY EDUCATION HOLDINGS LLC 2427 LYNX LANE ORLANDO FL 32804 (407) 299-6595 AKIN@ORLANDOSCIENCE.ORG	JEFFREY SWISHER KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1665 JEFF.SWISHER@KIMLEY-HORN.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The fence proposed in the north and west buffers is not allowed to impact the buffer areas. Please relocate to the interior edge of the 10' buffer width.	Unresolved
2.	Buffers and CPTED	Since the landscape buffers were proposed and approved as part of the PD rezone, they are considered required. Change the landscape buffer notes on the overall site plan to list the widths and opacities as required.	Unresolved
3.	Buffers and CPTED	List the required buffer opacities on the overall site plan.	Unresolved
4.	Buffers and CPTED	The south buffer opacity calculation is incorrect. 1018 linear feet x 2.25 plant groups (per the 0.4 opacity) results in 23 canopy, 23 understory, and 23 evergreen. Please correct.	Unresolved
5.	Buffers and CPTED	Remove the notes on the landscape plan that mention no buffer being required. All buffers approved as part of the negotiated PD approval are considered required. Dimension all buffers on the landscape plan, as approved on the MDP.	Unresolved
6.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
7.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
8.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only

11.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
13.	Environmental Services	On Sheet C0.0: Cover, please update the water and sewer contact information to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 WEST LAKE MARY BLVD SANFORD, FL 32773 PHONE: (407) 665-2024	Unresolved
14.	Environmental Services	On Sheet C1.0 and Sheet C1.1: General Notes, please replace any references to Seminole County Environmental Services Department or Seminole County Water Department to Seminole County Utilities Department instead.	Unresolved
15.	Environmental Services	On Sheet C7.0: Utility Plan, please draw in and callout a proposed 15 ft wide utility easement along the centerline of the proposed 3" water master meter. This 15 ft utility easement should extend from the property/right of way line northward to at least 7.5 ft past the far side of the 3" water master meter. Additionally, please draw in and callout a proposed 15 ft wide utility easement along the centerline of the proposed 4" force main through parcel 22-20-30-513-0000-0020. The 4" force main appears to have adequate utility easement coverage through parcel 22-20-30-516-0C00-0000 already according to the Victoria Square Plat. Please see the file "Victoria Square Plat" in the Resources folder on eplan for reference.	Unresolved
16.	Environmental Services	On Sheet C7.0: Utility Plan, please provide a similar pipe crossing table for the crossing of the proposed 3" PVC water main with the proposed 8" PVC fire line, the crossing of the proposed 3" PVC water main with the proposed 30" HP storm, and the 3 crossings of the proposed 8" PVC fire line with the proposed 30" HP storm.	Unresolved
17.	Environmental Services	On Sheet C7.0: Utility Plan, the slope/inverts for MH-6 to MH-5 aren't consistent with each other. Please revise the proposed invert for MH-6 to be E. INV OUT: 41.13 and maintain the proposed slope of the sanitary sewer main between MH-6 and MH-5 at 0.40% OR revise the proposed slope of the sanitary sewer main from MH-6 to	Unresolved

		MH-5 to be at 0.52% and maintain the proposed invert for MH-6 at E. INV OUT: 41.38. Similarly, the slope/inverts for MH-2 to MH-1 aren't consistent with each other either. Please revise the proposed invert for MH-1 to be SW. INV IN: 36.75 and maintain the proposed slope of the sanitary sewer main between MH-2 and MH-1 at 0.40% OR revise the proposed slope of the sanitary sewer main from MH-2 to MH-1 to be at 0.45% and maintain the proposed invert for MH-1 at SW. INV IN: 36.59.	
18.	Environmental Services	On Sheet C7.0: Utility Plan, within the sanitary sewer structure table, please update MH-1 to be a public doghouse sanitary manhole. The (drop) can be removed as a drop connection to the proposed doghouse manhole does not appear to be needed. We only require drop connections when invert height difference across a manhole exceeds 2 ft (which does not appear to be the case here as the INV INs are proposed as 36.59/35.14 and the INV OUT is proposed as 35.03).	Unresolved
19.	Environmental Services	On Sheet C7.0: Utility Plan, please update the 3 private sanitary sewer main callouts on parcel 22-20-30-516-0C00-0000 to be public instead of private. These sewer lines service all of the commercial businesses within Victoria Plaza, not just the Seminole Science Charter School building. These sewer lines are already covered by public utility easements and are maintained by Seminole County as well.	Unresolved
20.	Environmental Services	On Sheet C7.0: Utility Plan, please specify all fire hydrants as public or private. The 2 proposed, onsite fire hydrants appear to be private so update the callouts to be "private fire hydrant assembly". Please update the callout for the fire hydrant on Ronald Reagan Blvd (southwest of the project site) to be "public fire hydrant assembly (Seminole County)". Please update the callout for the fire hydrant on parcel 22-20-30-516-0C00-0000 (northeast of the project site) to be "private fire hydrant assembly".	Unresolved
21.	Environmental Services	On Sheet C7.0: Utility Plan, please callout the pipe size and material for the fire lines to the south, north, and east of the 8"x8" cross such as "8" PVC fire line" or "6" PVC fire line". Additionally, please callout all pipe bends for the fire lines such as "90-degree bend". For the FDC fire line, please callout it out as DR-14 pipe or provide a note on the Utility Plan along the lines of "any fire line capable of being charged by the FDC is required to be DR-14 pipe".	Unresolved
22.	Environmental Services	On Sheet C7.0: Utility Plan, along the alignment of the proposed 519 LF of 4" PVC force main, please draw in and provide a callout for a locating wire terminal or plug	Unresolved

		valve. Locating wire access through a locating wire terminal or a valve box is required at minimum every 500 LF per County standards. See Seminole County standard detail (SD)110 for reference on locating wire access requirements.	
23.	Environmental Services	On Sheet C7.0: Utility Plan, please draw in and callout the proposed 1-1/2" irrigation meter per Sheet L2.00: Irrigation Plan. Also, draw in and callout a 20"x1-1/2" service saddle and a 1-1/2" PE tubing water service line to feed the 1-1/2" irrigation meter. Draw in and callout a RPZ backflow preventer downstream of the irrigation meter as well. See SD 207, SD 208, and SD 211 for reference.	Unresolved
24.	Environmental Services	On Sheet C8.0: Construction Details, please revise the note for the typical private sanitary manhole cover to be "private covers shall not have City of Lake Mary or Seminole County logo/seal on cover".	Unresolved
25.	Environmental Services	On Sheets C9.0 and C9.1: Seminole County Details, please ADD the following Standard Details (SDs): SD 106, SD 108, SD 109, SD 110 (depending if a locating wire terminal is installed on the 4" force main or not), SD 113, SD 115, SD 207, SD 211, SD 303, SD 304 (for the public doghouse manhole), and SD 314. Please REMOVE the following SDs: SD 103 (I'm assuming all of the pipe is proposed to be laid by open cut).	Unresolved
26.	Environmental Services	According to Sheet L1.00: Landscape Plan, the proposed 4" force main appears to be planned to go through a line of trees on its alignment out to the right-of-way connection point. Can the alignment of the force main be changed in any way to prevent it from conflicting with the proposed trees?	Question
27.	Environmental Services	On Page 16 of the Lift Station Report, please select a pump with a minimum pump intake/discharge size of 3". Per Section 17.1 of the Seminole County Utilities Engineering Manual, "the pumps shall be capable of handling raw unscreened domestic wastewater and minimum 3" diameter solid spheres". The proposed lift station pumps will need to be upsized accordingly.	Unresolved
28.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "CR427 Utility Relocation 1997" and "Victoria Square Record Drawings 1990" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to	Info Only

		from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
29.	Planning and Development	On the site plan sheet under the site data, please provide the parcel numbers of the site.	Unresolved
30.	Planning and Development	On the site plan sheet under the site data, please provide a net buildable calculation breakdown for the Floor Area Ratio (F.A.R.) for the site.	Unresolved
31.	Planning and Development	On the site plan sheet under the site data table, please provide the hours of operation for the school and the field.	Unresolved
32.	Planning and Development	On the site plan sheet under the site data table, please revise the existing use to state the Intended use of Public School Grades 6th thru 12th grade.	Unresolved
33.	Planning and Development	On the site plan, please show the proposed location of the sign for the school.	Unresolved
34.	Planning and Development	On the site plan, please provide a note that states, "Parcel 22-20-30-513-0000-0020 is located in the City of Lake Mary; however, the Developer will comply with the Interlocal Agreement between the City of Lake Mary and Seminole County regarding the development of the school.	Unresolved
35.	Planning and Development	Parcels 22-20-30-300-0150-0000, 22-20-30-300-0160-0000, and 22-20-30-300-022F-0000 will be required to be combined via the lot combination form once the site plan has been approved.	Unresolved
36.	Planning and Development	On the site plan sheet, please dimension all structures.	Unresolved
37.	Planning and Development	On the site plan sheet, please dimension the building setbacks from all vertical structures.	Unresolved
38.	Planning and Development	There is an existing private access easement Richardson Lane, please provide a recorded document showing that the private access easement has been removed.	Unresolved
39.	Planning and Development	On the site plan sheet under the site data, please provide pervious and impervious calculations.	Unresolved
40.	Planning and Development	On the site plan sheet under the site data table, please state the different degrees of parking space and provide	Unresolved

		the minimum parking space sizes.	
41.	Planning and Development	Please provide the dumpster screening details.	Unresolved
42.	Planning and Development	On the site plan, please show any existing or proposed drainage easements and utility easements (if, applicable).	Unresolved
43.	Planning and Development	Please provide a photometric plan if there is site lighting (i.e. - light poles and wall packs) being proposed on site.	Unresolved
44.	Planning and Development	On the site plan sheet, please demonstrate where the mechanical equipment will be located on site.	Unresolved
45.	Planning and Development	On the site plan sheet, please demonstrate how the mechanical units are proposed to be screen from residential properties and public right of ways. If the mechanical units are proposed to be on the roof please demonstrate in an architectural rendering how the units will be screened from view.	Unresolved
46.	Planning and Development	A cross access easement between the proposed site to be developed and the existing school property located in the City of Lake Mary is required. Please provide the cross access agreement to be reviewed by staff.	Unresolved
47.	Planning and Development	Based on Condition X, please provide architectural rendering to show how the proposed building is going to be constructed.	Unresolved
48.	Planning and Development	Based on Condition S in the development order, please state on the FDP as a call out how the long term parking will be covered.	Unresolved
49.	Planning and Development	Per Sec. 30.14.19 (c) - Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) of this Section and Section 250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 14. Please move the location of the chainlink outside of the landscape buffer.	Unresolved
50.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.1234. - Outdoor lighting requirements.	Info Only
51.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.1233. Miscellaneous design standards.	Info Only

52.	Planning and Development	Please provide a hardscape plan to provide the details for the fencing such as material type and height.	Unresolved
53.	Planning and Development	On the site plan sheet under the site data table, please list under the proposed open space what will be counted toward open space.	Unresolved
54.	Planning and Development	On the irrigation plan, please include the pipe size, and the location and type of backflow preventer.	Unresolved
55.	Planning and Development	Per Sec. 30.14.18 (c) - All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs, and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low-volume, emitter, or target irrigation is preferred for trees, shrubs, and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law. Please show the different irrigation zones.	Unresolved
56.	Planning and Development	On the site plan sheet, please provide the linear dimensions of the site.	Unresolved
57.	Planning and Development	On the site plan sheet under the site data table, please provide the projected number of employees.	Unresolved
58.	Planning and Development	The walkway is being placed onto the adjacent property owned by Area Square and in the City of Lake Mary jurisdiction. The Applicant will be required to get authorization from the owner and the City of Lake Mary to place the walkway and driveway outside of Lot 2.	Unresolved
59.	Planning and Development	Please add notes 2, 4, 5, 6, and 14 from the Master Development Plan to the Final Development Plan.	Unresolved
60.	Planning and Development	Please place a note on the site plan sheet under the notes section that states, "The development will comply with DO#24-20500006 and DCA#24-20500013.	Unresolved
61.	Planning and Development	On the site plan sheet under the note section, please provide note that states what flood zone the subject site is within.	Unresolved
62.	Planning and Development	On the site plan sheet under the note section, please place a note on stating if the wetlands have been mitigated. If the wetlands have been mitigated you can state in the note that the permit from SJRWMD will be provided at the time of pre-construction.	Unresolved
63.	Public Safety	(POSTING) Address numbers shall be made of durable	Info Only

	- Addressing	weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	
64.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
65.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
66.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
67.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
68.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
69.	Public Safety - Addressing	The Site Plan titled SEMINOLE SCIENCE CHARTER SCHOOL is currently associated with a different location. Given that this proposal represents an expansion of SEMINOLE SCIENCE CHARTER SCHOOL, we will grant approval for this site plan as well.	Info Only
70.	Public Safety - Addressing	Prior to Building Permit Submittal-Please coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office at addressing@seminolecountyfl.gov for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be	Info Only

		required to be corrected. (Addressing Policy)	
71.	Public Safety - Addressing	If the names of the intersecting streets are to be retained on the Cover Sheet in the center, positioned beneath the title, kindly amend the names to: N RONALD REAGAN BLVD AND N US HWY 17-92.	Unresolved
72.	Public Safety - Addressing	On the Cover sheet, kindly correct the parcel number 22-20-30-300-022F-0000.	Unresolved
73.	Public Safety - Addressing	Parcel 22-20-30-513-0000-0020 appear to be within the City of Lake Mary's jurisdiction. Please clarify if this property will be included with this project.	Question
74.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 22-20-30-300-0150-0000 is 2075 Richarson LN & parcel 22-20-30-300-0160-0000 is 2060 Richardson LN. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address and the street name Richardson LN from our database.	Info Only
75.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
76.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Unresolved
77.	Public Safety - Fire Marshal	Please clarify in the fire line it shows a fire master meter assembly and then closer to the building a BFP with indicator valve. If the 8" DDCVA master meter assembly is the fire point of service then a second valve/assembly would not be required.	Unresolved
78.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
79.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of	Unresolved

		the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
80.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
81.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
82.	Public Works - Engineering	Please show limits of the queuing. Show that this will not block the fire access.	Unresolved
83.	Public Works - Engineering	The sewer connection MH-1 will have to dig up the driveway to make that connection. Please show the open cut on the utility plan and the demolition plan. Please review the labeling of the structure. This will have to be a doghouse manhole. Please add, revise and label accordingly.	Unresolved
84.	Public Works - Engineering	Please show the drainage pipes on the grading plan. If needed they can be shaded back.	Unresolved
85.	Public Works - Engineering	The ADA parking area at the access aisle does not meet ADA requirements. It appears to be over 2 percent slope. Please verify the slope here and the entire ADA path and handicapped spaces.	Unresolved
86.	Public Works - Engineering	The parking aisles on the east side of the building do not meet County requirements. Please label these spaces as compact spaces and request the reduction in space size as part of the FDP and MDP.	Unresolved
87.	Public Works - Engineering	Please revise the Handicapped Space sign reference to the County F.S.316.1955.	Unresolved
88.	Public Works - Engineering	There is concern with the outfall from the site. County information indicates that the elevation in this area is closer to elevation 41'-43'. Please provide survey showing a viable outfall to 1000' downstream or until there is an overwhelming drop in elevation.	Unresolved
89.	Public Works - Engineering	There is concern with the proposed volumetric compensation. Depending on the outfall elevation from the area may be an issue. The volume of the area that would be under water would not count. Please better break out the volume better. Please verify the free outfall elevation. Other volumetric compensation may be needed. Please address all.	Unresolved
90.	Public Works - Engineering	There are known drainage issues in the area. There needs to be a reduction in the outfall rate and volume. Please reduce the rate of discharge and attenuate the	Unresolved

		volume. There is additional stage that can be utilized. Please reduce the rate of discharge and attenuate the volumetric difference of discharge.	
91.	Public Works – Engineering	There is work in the City of Lake Mary and on an adjacent property. Please provide appropriate permission from that owner. Please provide approval from the City of Lake Mary. There are easements needed over the area(s) that will have utilities and drainage on other properties. Please provide all.	Unresolved

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

92.	Natural Resources	Are the oaks live oaks, water oaks, or laurel oaks? Laurel oaks and water oaks are exempt from mitigation requirements. If the tree is not identified to species, live oak is assumed for calculation purposes.	102 L0.51 Tree Data.pdf	Unresolved
93.	Planning and Development	Please remove the existing Zoning and the existing Future Land Use and revise the proposed Zoning and Future Land Use to just state Zoning and Future Land Use.	007 C4.0 Site Plan.pdf	Unresolved
94.	Planning and Development	Please revise maximum building height to state what was approved in the Development Order during the Rezoning process.	007 C4.0 Site Plan.pdf	Unresolved
95.	Planning and Development	Under the maximum building height, please provide the proposed building height.	007 C4.0 Site Plan.pdf	Unresolved
96.	Planning and Development	Above the proposed F.A.R., please state the maximum F.A.R. that is stated in the Development Order.	007 C4.0 Site Plan.pdf	Unresolved
97.	Planning and Development	Please revise the site plan to state "Final Development Plan as an Engineer Site Plan".	007 C4.0 Site Plan.pdf	Unresolved

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
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665- 5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 Sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete Recommend Approval	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/7/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Becky, Maya, James, Sarah, Matthew, Amy
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org