



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, April 1, 2026

9:00 AM

Room 3024 and TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) SLAVIA MULTI-FAMILY - PRE-APPLICATION

[2026-0274](#)

Project Number: 26-80000031

Project Description: Proposed Site Plan for a multi-family development on 7.34 acres in the PD zoning district located on the south side of Slavia Rd, east of Red Bug Lake Rd

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

Parcel ID: 16-21-31-5CA-0000-067A

BCC District: 1-Dallari

Applicant: David Stokes (407) 629-8330

Consultant: David Stokes (407) 629-8330

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

9:20AM (IN PERSON) FULCRUM SR 46 - PRE-APPLICATION[2026-0262](#)**Project Number:** 26-80000027**Project Description:** Proposed Rezone from A-1 to C-3 for a legal non-conforming warehouse use on 1.11 acres located on the north side of E SR 46, west of E Lake Mary Blvd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 04-20-31-300-0060-0000**BCC District:** 5-Herr**Applicant:** Eric Fiedler (407) 374-3673**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ST ALBAN CHURCH - SPECIAL EXCEPTION**[2026-0259](#)**Project Number:** 26-32000001**Project Description:** Proposed Special Exception for a school on 8.38 acres in the A-1 zoning district located on the northwest corner of W SR 426 and Mystic Lake Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 31-21-31-300-020A-0000**BCC District:** 1-Dallari**Applicant:** Jarrod Stern (772) 888-9076**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GREENEWAY PRESERVE - SSFLUA & REZONE**[2026-0260](#)**Project Number:** 26-20000004**Project Description:** Proposed Small Scale Future Land Use Map Amendment from Low Density Residential to High Density Residential and Rezone from PD and A-1 to R-4 (Multiple-Family Dwelling) for a proposed multi-family development on the north side of Slavia Road, east of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0390++**BCC District:** 2-Zembower**Applicant:** Christine Grandin (407) 472-0431**Consultant:** Brent A Lenzen (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)

W SR 46 - PRE-APPLICATION[2026-0261](#)**Project Number:** 26-80000026**Project Description:** Proposed Special Exception for a landscape company on 6.74 acres in the A-1 zoning district located on the south side of W SR 46, east of Glade View Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0270-0000+**BCC District:** 5-Herr**Applicant:** Mihaela Lafleur**Consultant:** Doug Kelly (407) 268-8583**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SANPIK OFFICE - PD FDP AS AN ENGINEERED SITE PLAN**[2026-0263](#)**Project Number:** 26-20500004**Project Description:** Proposed PD FDP as an Engineered Site Plan for a warehouse storage on 6.10 acres located on the west side of Beardall Ave, north of Moores Station Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 04-20-31-300-0340-0000**BCC District:** 5-Herr**Applicant:** Matthew Sands (407) 988-1033**Consultant:** Jason Bullard (407) 743-0104**Attachments:** [APPLICATION](#)
[COMMENTS](#)**APOPKA FUEL CENTER - PRE-APPLICATION**[2026-0264](#)**Project Number:** 26-80000029**Project Description:** Proposed Site Plan for a fuel station on 0.99 acres in the PD zoning district located on the northwest corner of E SR 436 and S Hunt Club Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016E-0000**BCC District:** 3-Constantine**Applicant:** Justin Besser (704) 370-9529**Consultant:** Joe Pellarin (407) 720-7373**Attachments:** [APPLICATION](#)
[COMMENTS](#)

APOPKA GROCERY STORE - PRE-APPLICATION[2026-0265](#)**Project Number:** 26-80000030**Project Description:** Proposed Site Plan for a grocery store on 12.93 acres in the C-1 zoning district located on the east side of Balmy Beach Dr, south of SR 436**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-022B-0000**BCC District:** 3-Constantine**Applicant:** Justin Besser (704) 370-9529**Consultant:** Joe Pellarin (407) 720-7373**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HEATHROW LUXURY HOME - PRE-APPLICATION**[2026-0275](#)**Project Number:** 26-80000032**Project Description:** Proposed Site Plan for a single-family home development on 3.11 acres in the PD zoning district located on Lake Heathrow Ln, north of W Lake Mary Blvd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000**BCC District:** 5-Herr**Applicant:** Daniel Doyle (407) 554-4070**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0274

Title:

9:00AM (IN PERSON) SLAVIA MULTI-FAMILY - PRE-APPLICATION

Project Number: 26-80000031

Project Description: Proposed Site Plan for a multi-family development on 7.34 acres in the PD zoning district located on the south side of Slavia Rd, east of Red Bug Lake Rd

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

Parcel ID: 16-21-31-5CA-0000-067A

BCC District: 1-Dallari

Applicant: David Stokes (407) 629-8330

Consultant: David Stokes (407) 629-8330



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

PROJ. #: 26-80000031
Received: 3/10/26
Paid: 3/12/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Slavia Multi-Family	
PARCEL ID #(S): 16-21-31-5CA-0000-067A	
TOTAL ACREAGE: 7.34	BCC DISTRICT: 1: Dallari
ZONING: PD	FUTURE LAND USE: PD

APPLICANT

NAME: same as Consultant below	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>We would like to discuss developing this parcel as a multi-family development.</u>				

STAFF USE ONLY

COMMENTS DUE: 3/20	COM DOC DUE: 3/26	DRC MEETING: 4/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the south side of Slavia Rd, east of Red Bug Lake Rd
W/S: Seminole County	BCC: 1: Dallari	



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

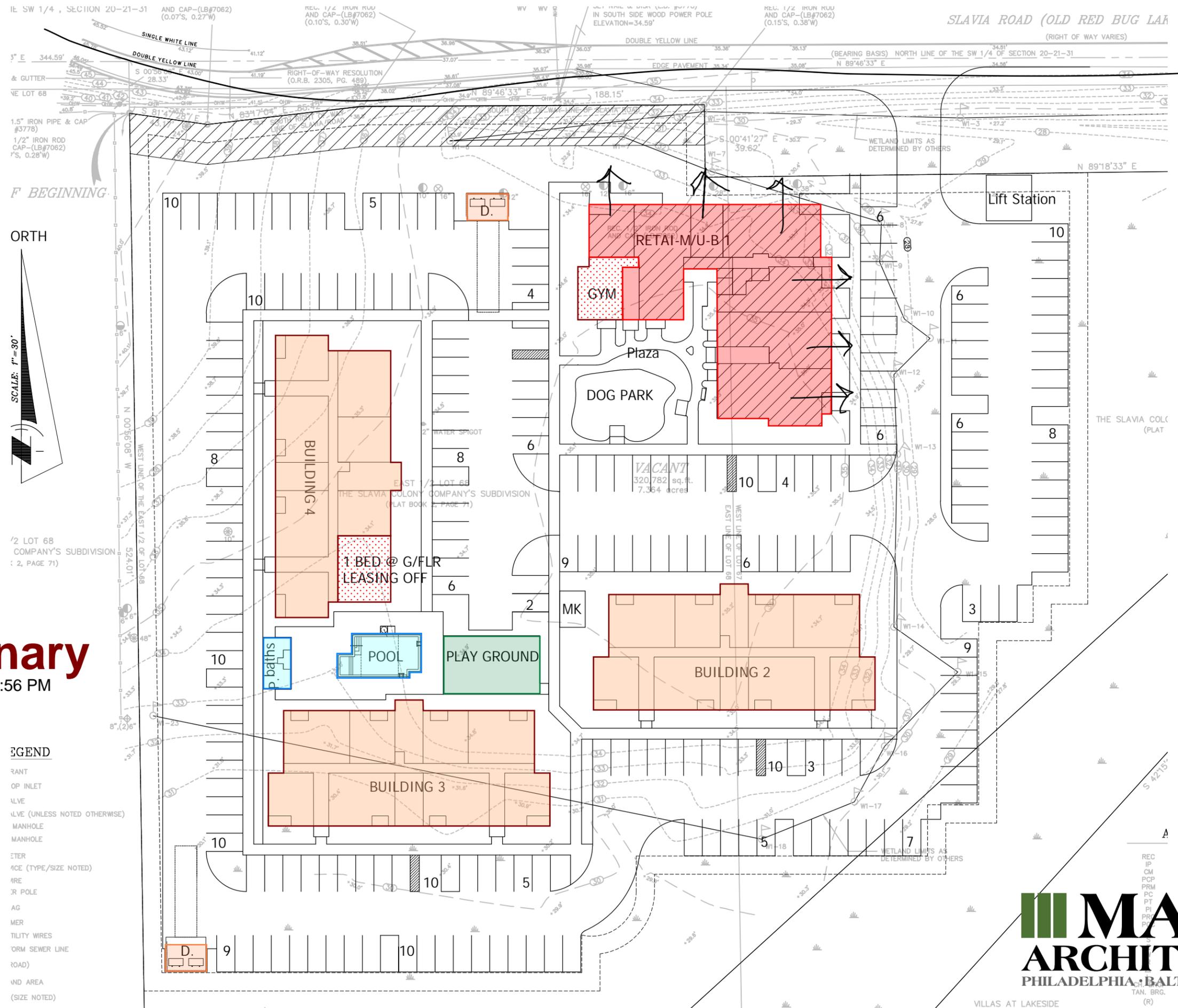
3/10/2026

Re: Slavia Multi-Family
Parcel Id: 16-21-31-5CA-0000-067A

We wish to discuss developing this parcel as a multi-family development.

Sincerely,
David A. Stokes, P.E.
P.E. No. 66527
President





Preliminary
03/06/2026 5:41:56 PM

- LEGEND**
- VACANT
 - POP INLET
 - VALVE
 - VALVE (UNLESS NOTED OTHERWISE)
 - MANHOLE
 - MANHOLE
 - ENTER
 - PIPE (TYPE/SIZE NOTED)
 - PIPE
 - POLE
 - AG
 - MER
 - UTILITY WIRES
 - FORM SEWER LINE
 - ROAD
 - WIND AREA
 - (SIZE NOTED)

MARTIN ARCHITECTURAL
PHILADELPHIA • BALTIMORE • COCONUT CREEK

TAN. BRG. (R)

VILLAS AT LAKESIDE

Property Record Card



Parcel: **16-21-31-5CA-0000-067A**
 Property Address:
 Owners: **STONES BUSINESS CENTER LLC**
 2026 Market Value \$1,445,422 Assessed Value \$1,445,422 Taxable Value \$1,445,422
 2025 Tax Bill \$19,771.93
 Vacant Comm-Pud property has a lot size of 7.34 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-067A
Property Address	
Mailing Address	1110 SW IVANHOE BLVD UNIT 19 ORLANDO, FL 32804-6305
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,445,422	\$1,445,422
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,445,422	\$1,445,422
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,445,422	\$1,445,422

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,771.93
Tax Bill Amount	\$19,771.93
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
STONES BUSINESS CENTER LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOTS 67 & 68 DESC AS BEG NW COR OF
 E 1/2 OF LOT 68 RUN S 81 DEG 47 MIN 28 SEC
 E 43.17 FT N 83 DEG 17 MIN 04 SEC E 85.42 FT
 E 188.15 FT S 39.62 FT E 546.32 FT S 42 DEG 15
 MIN 13 SEC W 665.71 FT W 406.29 FT N 524.01
 FT TO BEG
 SLAVIA COLONY COS SUBD
 PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,445,422	\$0	\$1,445,422
Schools	\$1,445,422	\$0	\$1,445,422
FIRE	\$1,445,422	\$0	\$1,445,422
ROAD DISTRICT	\$1,445,422	\$0	\$1,445,422
SJWM(Saint Johns Water Management)	\$1,445,422	\$0	\$1,445,422

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/26/2010	\$100	07341/0740	Improved	No

Land

Units	Rate	Assessed	Market
167,488 SF	\$6.77/SF	\$1,133,894	\$1,133,894
167,488 SF	\$6.20/SF	\$311,528	\$311,528

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 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

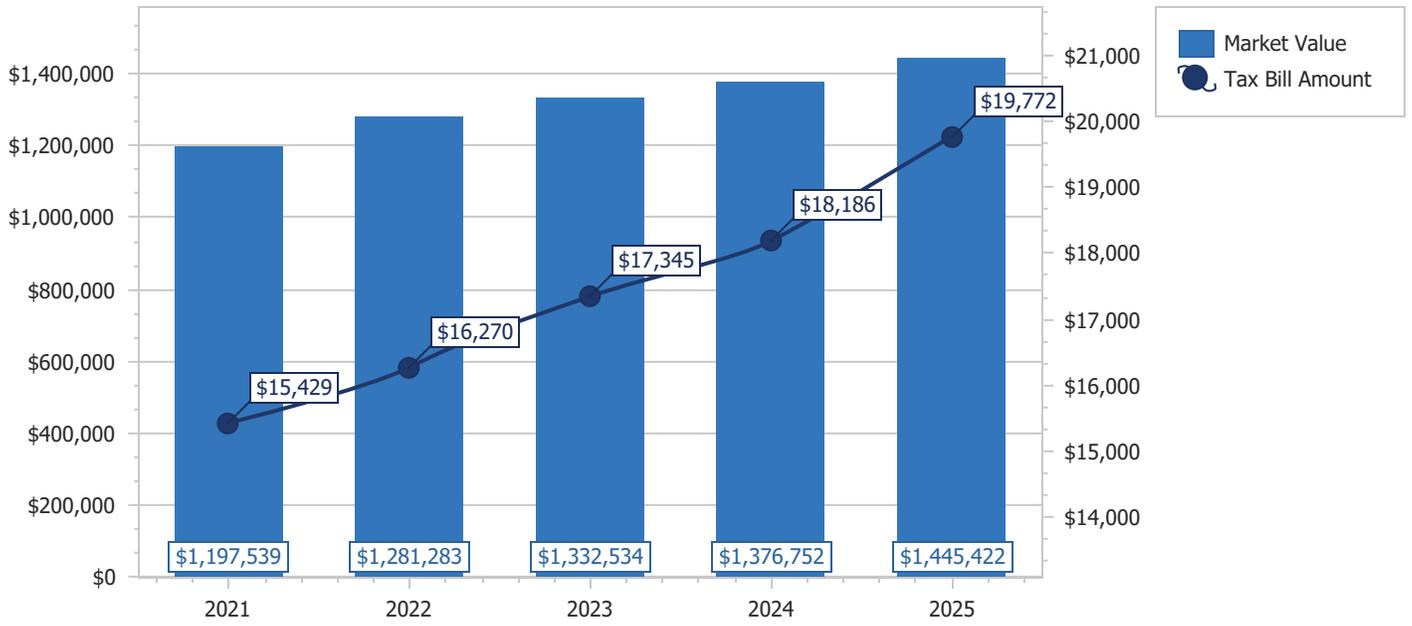
School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/12/2026 4:52:48 PM
Project: 26-06000011
Credit Card Number: 42*****8497
Authorization Number: 07644G
Transaction Number: 120326C18-D22CBBA1-A46F-4E21-AFB6-C94BE822DAA2
Total Fees Paid: 502.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SITE PLAN NO DRC	500.00
Total Amount	502.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SLAVIA MULTI-FAMILY	PROJ #: 26-8000031
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/10/26	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-21-31-5CA-0000-067A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTI-FAMILY DEVELOPMENT ON 7.34 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
NO OF ACRES	7.34	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE, STE 260 MAITLAND FL 32751 (407) 629-8330	DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE, STE 260 MAITLAND FL 32751 (407) 629-8330	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

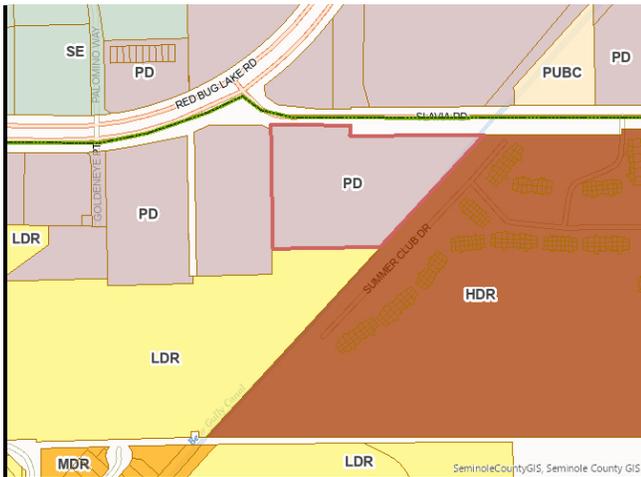
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and a zoning designation of PD (Planned Development).
- The property is located within the East Stone PD, which was approved on June 24, 2008. A Final Development Plan was not submitted within five (5) years of approval of the Master Development Plan and substantial development has not occurred within eight (8) years of the approval of the Master Development Plan; therefore, the PD is considered expired. A rezone will be required to reinstate any zoning entitlements.
- The proposed project would require a future land use amendment and rezone in order to establish zoning entitlements to the property that would allow for multifamily.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD

Zoning: PD



Aerial



Wetlands



Floodplain



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan or rezone (if rezoning to a PD). Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
6.	Buffers and CPTED	For reference in calculating buffers, Slavia Road is considered a collector road. The land use intensity calculated for this site will yield a buffer against the roadway.	Info Only
7.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
8.	Building Division	-Permitting Requirements for Future Proposed Construction - - Standard building permit will apply - Each separate building and structure requires a separate permit. Example:	Info Only

		Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	
9.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
10.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
12.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 16" PVC potable water main running along the south side of Slavia Road.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is an 8" PVC force main running along the south side of Slavia Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
16.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
17.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

18.	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
19.	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
20.	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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	Natural Resources	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
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
28.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
29.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board	Info Only

		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)	
30.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
31.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
32.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
33.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100-year flood plain.	Info Only
34.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
35.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
36.	Planning and Development	Comment The subject property is located within the CA Stone East Planned Development (PD). The previously approved PD permitted uses included Office Profession (OP) uses and sit down restaurants. Per SCLDC Sec. 20.8.5.9, significant development has not occurred with in eight (8) years of the Master Development Plan approval, therefore, the PD entitlements are considered expired. The project is required to rezone in order to establish any zoning entitlements on the property.	Info Only
37.	Planning and Development	The proposed use of the site would require a Future Land Use Amendment and Rezone. Based on the density proposed and surrounding trend of development, a Future Land Use of Medium or High Density Residential and rezone	Info Only

		to a compatible zoning district could be supported. The High Density Residential Future Land Use has a maximum density of twenty (20) dwelling units per net buildable acre. The Medium Density Residential Future Land Use has a maximum density of ten (10) dwelling units per net buildable acre.	
38.	Planning and Development	<p>For non-PD Zoning districts, the following would be processes involved:</p> <p>1st Step – Land Use Amendment and Rezone- This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. For the R3, R3-A, and R-4 zoning districts, a Development Plan is required at rezone.</p> <p>2nd step- Approval the Site Plan/Final Engineering Plans.</p>	Info Only
39.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for residential units are as follows: 1,000 SF or greater- 2 spaces / dwelling unit Less than 1,000 SF- 1.5 spaces / dwelling unit Studio Apartment / Efficiency 1 space / dwelling unit	Info Only
40.	Planning and Development	<p>Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT1_1PALORE_S30.11.6DEOREPASP</p> <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 	Info Only
41.	Planning and Development	Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
42.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Info Only
43.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only

44.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST	Info Only
45.	Planning and Development	Multifamily districts per the SCLDC are as follows: R-3A (permitted in MDR and HDR) R-3 (permitted HDR) R-4 (permitted in HDR)	Info Only
46.	Planning and Development	The minimum open space requirement is thirty-five (35) percent in the R-4 zoning district. The minimum open space requirement is twenty-five (25) percent in the R-3A and R-3 zoning districts. Please see SCLDC 30.14.2.3 for Residential Open Space. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. Required landscaped areas and buffers may not be credited toward the required open space area. Stormwater ponds may be counted for open space subject to specific criteria. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP	Info Only
47.	Planning and Development	All proposed land use amendments shall address the following criteria: Standards of Review – Category I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 7 Whether the proposed land use	Info Only

		designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)	
48.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings associated with the Land Use Amendment/Rezone, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
49.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
50.	Planning and Development	In the R-4 zoning district, the maximum lot coverage for dwelling structures shall be determined in accordance with the following: Building Height Maximum Lot Coverage 20 feet or less- 30% 20.1 feet to 30 feet- 28% 30.1 feet to 40 feet- 26% 40.1 feet to 50 feet- 24% 50.1 feet to 60 feet- 22%.	Info Only
51.	Planning and Development	Seminole County Land Development Code Definition of Building, height: The vertical distance from the grade to the highest point of a flat roof or a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.	Info Only
52.	Planning and Development	Maximum building height in the R-4 zoning district is sixty (60) feet. No building or structure shall exceed sixty (60) feet in height, and F.A.A. approval shall be obtained for buildings exceeding thirty-five (35) feet in height.	Info Only
53.	Planning and Development	Per SCLDC 30.4.9.3, In the R-4 zoning district, (a) Development plans shall be submitted along with application	Info Only

		for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval (b) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit. (c) If covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.	
54.	Planning and Development	Setbacks for the R-4 zoning district are as follows: Front yard- Twenty-five (25) feet Side yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story) Rear yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story)	Info Only
55.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
56.	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
57.	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
58.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
59.	Public Works - Engineering	Based on FEMA FIRM Map and the new County Basin Study the majority of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Note that flood elevation per the basin study is 34.74' NAVD88.	Info Only
60.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
61.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. Please note that a large portion of	Info Only

		the site may have muck on it. Some of the muck may be substantial.	
62.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues exists, therefore the site will be required to retain the volumetric difference for the 25-year, 24-hour storm event onsite without discharge.	Info Only
63.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
64.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
65.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Gulley Canal. Note that a drainage easement will be required along the border of the canal.	Info Only
66.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that no drainage ponds were shown as part of this plan. The site would not be able to do underground exfiltration.	Info Only
67.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
68.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
69.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
70.	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please co-ordinate with Arturo Perez for details on the roadway widening.	Info Only
71.	Public Works - Engineering	A left turn lane is required. A right turn lane may be required.	Info Only
72.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The access will have to be coordinated with the widening project.	Info Only
73.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
74.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
75.	Public Works - Impact Analysis	The number of multi-family units have not yet been provided, but a Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site, to potentially generate more than 50	Info Only

		<p>weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the Countys TIS Requirements for Concurrency guidelines.</p> <p>*** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov. Note: Slavia Road is currently under design to widen the roadway to four (4) lanes, add a multi-use path on the north side of the road, and a sidewalk on the south side of the road. Coordination with the Public Works Department - Engineering Division is required.</p>	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0262

Title:

9:20AM (IN PERSON) FULCRUM SR 46 - PRE-APPLICATION

Project Number: 26-80000027

Project Description: Proposed Rezone from A-1 to C-3 for a legal non-conforming warehouse use on 1.11 acres located on the north side of E SR 46, west of E Lake Mary Blvd

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-0060-0000

BCC District: 5-Herr

Applicant: Eric Fiedler (407) 374-3673

Consultant: N/A



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

PROJ. #: 26-80000027
 RECEIVED AND PAID 03/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 3885 E SR 46
 PARCEL ID #(S): 04-20-31-300-0060-0000
 TOTAL ACREAGE: 1.11 acres BCC DISTRICT: 5
 ZONING: A-1 FUTURE LAND USE: IND

APPLICANT

NAME: ERIC FIEDLER COMPANY: FULCRUM CAPITAL PARTNERS
 ADDRESS: 151 LOOKOUT PL
 CITY: MAITLAND STATE: FL ZIP: 32751
 PHONE: 407-374-3673 EMAIL: [REDACTED]

CONSULTANT

NAME: N/A COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
 Description of proposed development: Change zoning from A-1 to industrial to bring (C-3) legal non-conforming use to conforming. No change in use or development.

STAFF USE ONLY

COMMENTS DUE: <u>03/13</u>	COM DOC DUE: <u>03/19</u>	DRC MEETING: <u>04/01/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>IND</u>	LOCATION: <u>on the north side of E SR 46, west of E Lake Mary Blvd</u>
W/S: <u>CITY OF SANFORD</u>	BCC: <u>5: HERR</u>	

March 4, 2026

3885 E SR 46, Sanford, FL 32771

Detailed Narrative

The owner seeks to rezone a 1.11-acre property from A-1 to C-3 to align the zoning with its long-standing industrial use. The property includes a 2,300 SF warehouse and has been used for industrial activities such as celery processing and packaging, vehicle sales and repair, and contractor yards since the 1950s. Most recently, the site has served as an outdoor storage area for vehicles, equipment, and building materials.

The owner has recently removed debris, cleared overgrowth, painted the warehouse, and replaced portions of the fence under Permit 25-16749 (finalized 12/29/25).

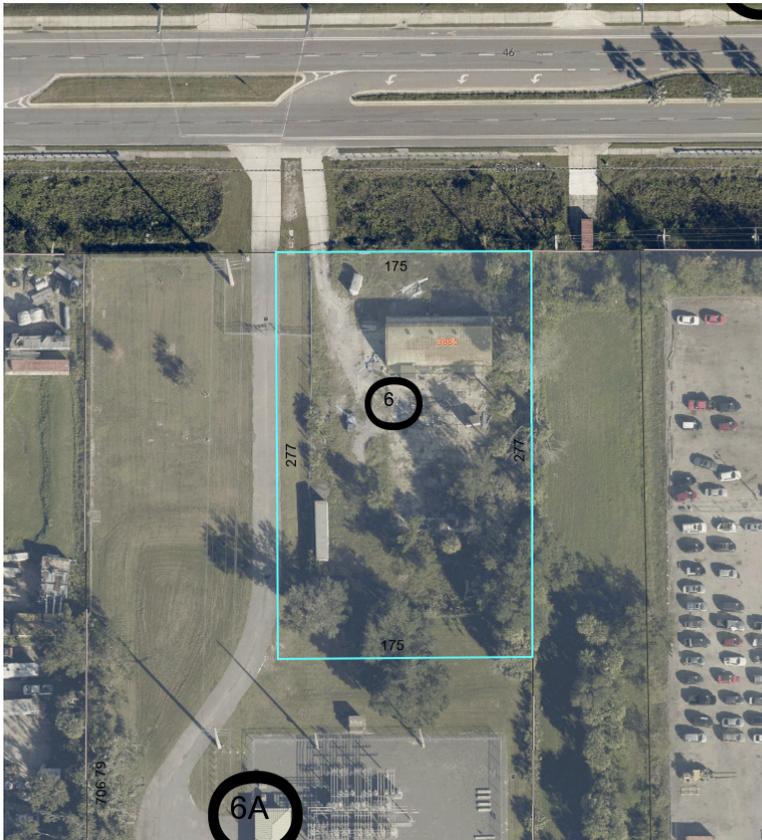
Rezoning to C-3 is requested for the following reasons:

- Consistency with Future Land Use: The property is designated as Industrial (IND) in the Comprehensive Plan, which supports the C-3 classification.
- Surrounding Neighborhood: The property is surrounded by commercial and industrial zones including C-3, GC-2, and major industrial districts (RI-1 and MI-2).
- No Change in Use: The owner does not intend to redevelop the property, modify the existing improvements, or change the use; the goal is to bring the long-standing activities into legal alignment with the property's Industrial Future Land Use.

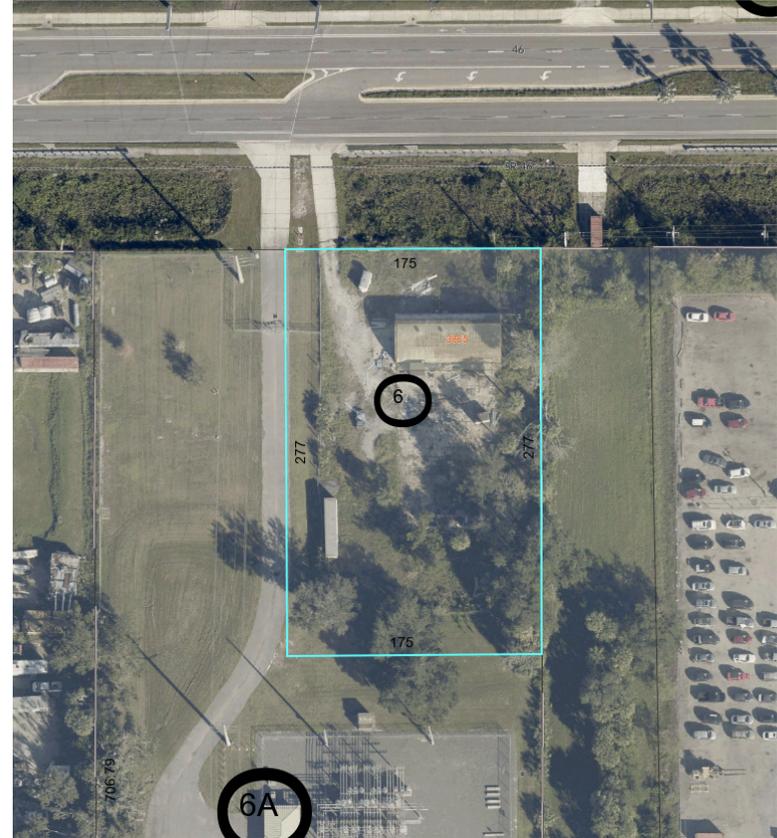
March 4, 2026

3885 E SR 46, Sanford, FL 32771

Existing Site Map



Proposed Site Map



No Proposed Changes to Site

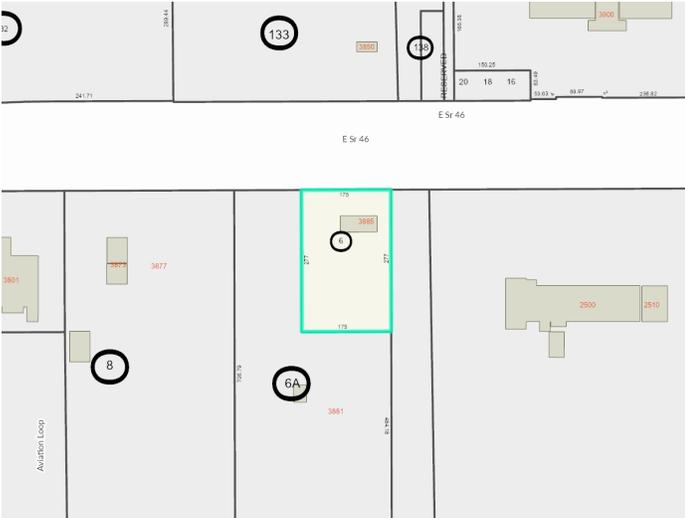
The owner does not intend to redevelop the property, modify the existing improvements, or change the use; the goal is to bring the long-standing activities into legal alignment with the property's Industrial Future Land Use.

Property Record Card



Parcel: **04-20-31-300-0060-0000**
 Property Address: **3885 E SR 46 SANFORD, FL 32771**
 Owners: **3885 E SR 46 LLC**
 2026 Market Value \$560,572 Assessed Value \$560,572 Taxable Value \$560,572
 2025 Tax Bill \$3,634.29 Tax Savings with Non-Hx Cap \$1,134.37
 Open Storage property w/1st Building size of 2,304 SF and a lot size of 1.11 Acres

Parcel Location



Site View



Parcel Information

Parcel	04-20-31-300-0060-0000
Property Address	3885 E SR 46 SANFORD, FL 32771
Mailing Address	151 LOOKOUT PL MAITLAND, FL 32751-8403
Subdivision	
Tax District	01:County Tax District
DOR Use Code	49:Open Storage
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$46,948	\$16,558
Depreciated Other Features	\$28,874	\$0
Land Value (Market)	\$484,750	\$332,054
Land Value Agriculture	\$0	\$0
Just/Market Value	\$560,572	\$348,612
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$134,564
P&G Adjustment	\$0	\$0
Assessed Value	\$560,572	\$214,048

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,768.66
Tax Bill Amount	\$3,634.29
Tax Savings with Exemptions	\$1,134.37

Owner(s)

Name - Ownership Type
 3885 E SR 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E
 N 327 FT OF E 175 FT OF
 NE 1/4 OF NW 1/4 OF NE 1/4
 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$560,572	\$0	\$560,572
Schools	\$560,572	\$0	\$560,572
FIRE	\$560,572	\$0	\$560,572
ROAD DISTRICT	\$560,572	\$0	\$560,572
SJWM(Saint Johns Water Management)	\$560,572	\$0	\$560,572

Sales

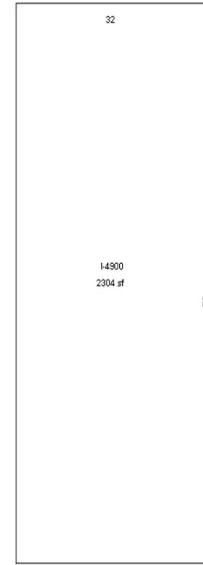
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/21/2025	\$725,000	10923/0189	Improved	Yes
TRUSTEE DEED	8/1/2018	\$100	09193/0857	Improved	No
SPECIAL WARRANTY DEED	4/1/2007	\$100	06665/1831	Improved	No
QUIT CLAIM DEED	7/1/1997	\$100	03273/1141	Improved	No
TRUSTEE DEED	7/1/1997	\$30,000	03265/1901	Improved	Yes
ADMINISTRATIVE DEED	12/1/1988	\$100	02024/1087	Vacant	No

Land

Units	Rate	Assessed	Market
48,475 SF	\$10/SF	\$484,750	\$484,750

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1950
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2304
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$117,370
Assessed	\$46,948

* Year Built = Actual / Effective



Building 1

Sketch by Apex Media™

Permits

Permit #	Description	Value	CO Date	Permit Date
16749	3885 E SR 46 : FENCE/WALL COMMERCIAL-Fence	\$6,960		11/18/2025

Extra Features

Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	2005	904	\$14,003	\$8,402
COMMERCIAL CONCRETE DR 4 IN	1970	8960	\$34,120	\$20,472

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	IND
Description	Industrial

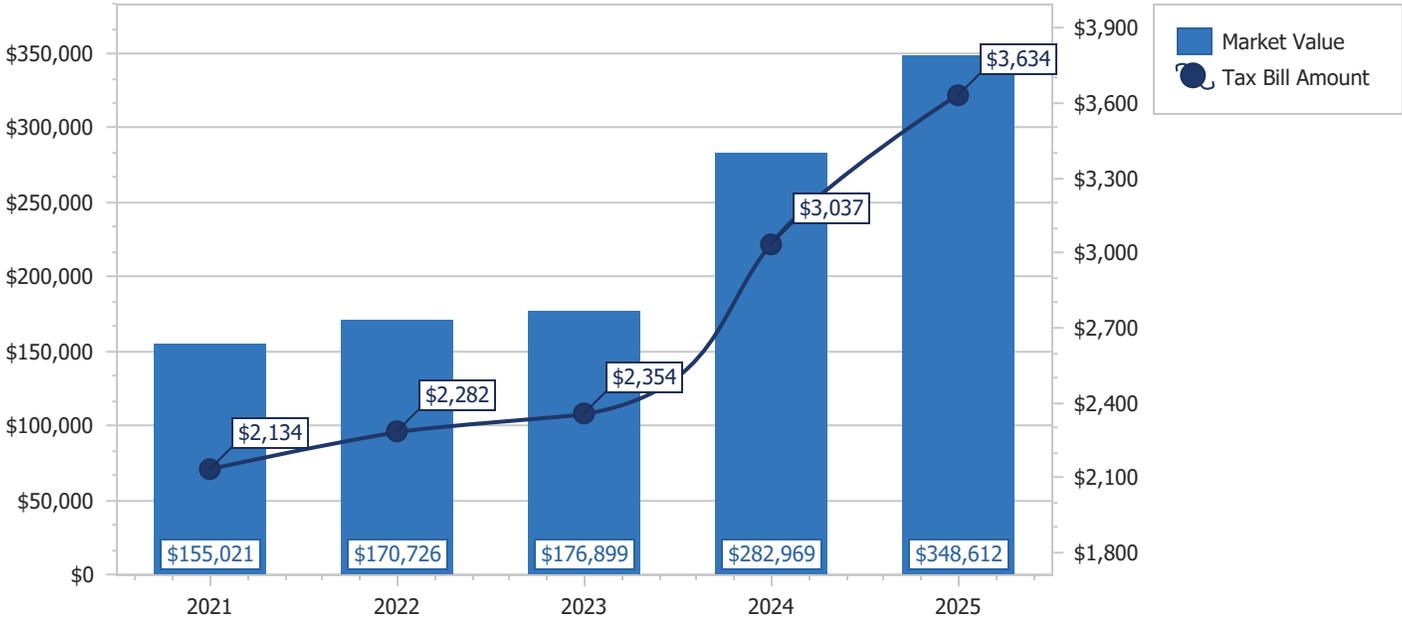
School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/5/2026 4:06:22 PM
Project: 26-80000027
Credit Card Number: 44*****3466
Authorization Number: 060622
Transaction Number: 050326O13-711ED9B7-D593-4985-9321-F84B5D81A755
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	FULCRUM SR 46 - PRE-APPLICATION	PROJ #: 26-8000027
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/05/26	
RELATED NAMES:	EP ERIC FIEDLER	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	04-20-31-300-0060-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-3 FOR A LEGAL NON-CONFORMING WAREHOUSE USE ON 1.11 ACRES LOCATED ON THE NORTH SIDE OF E SR 46, WEST OF E LAKE MARY BLVD	
NO OF ACRES	1.11	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF E SR 46, WEST OF E LAKE MARY BLVD	
FUTURE LAND USE-	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
ERIC FIEDLER FULCRUM CAPITAL PARTNERS 151 LOOKOUT PL MAITLAND FL 32751 (407) 374-3673 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

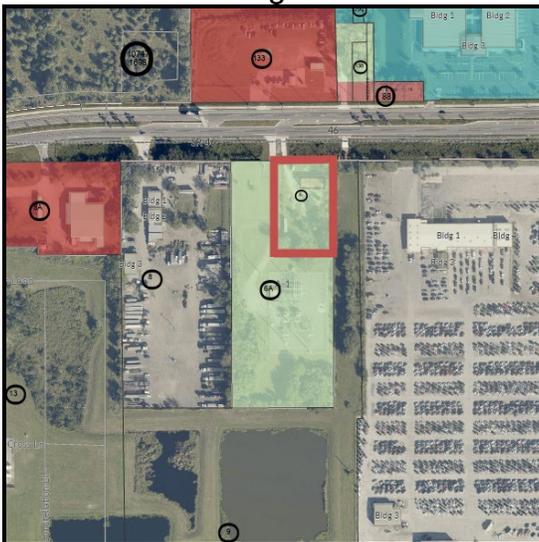
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Site has a Zoning of A-1 (Agriculture) and a Future Land Use of IND (Industrial). The site has existed since the 1950s and the use has not been discontinued. The existing use is now considered a legal nonconformity. The proposed uses appear consistent with the C-3 zoning.
- A Site Plan will be required for uses of contractor's equipment and outdoor storage with rezone to bring the site up to county code.
- City of Sanford stated that annexation will be required for utility access, please contact the City of Sanford about an Annexation Petition. Site is adjacent to Orlando Sanford International Airport property, please contact OSIA.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: A-1



Future Land Use: IND



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed).</p> <p>See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p>	Info Only
2.	Buffers and CPTED	<p>A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. 	Info Only
3.	Buffers and CPTED	For reference in calculating buffers, SR 46 is considered an arterial roadway.	Info Only
4.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Info Only
5.	Comprehensive Planning	<p>Site has a Future Land Use (FLU) of Industrial (IND).</p> <p>Per Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution,</p>	Info Only

		storage, manufacturing, and other industrial uses. The maximum intensity permitted in this designation is 0.65 floor area ratio.	
6.	Comprehensive Planning	<p>Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay.</p> <p>Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.</p>	Info Only
7.	Comprehensive Planning	Please note Policy FLU 5.7.1 Nonconforming Uses, Nonconforming Zonings, and Conflicting Zonings: The County shall reduce nonconforming uses and zonings and eliminate conflicting zonings by means of procedures set forth in the Implementation Element of this Plan.	Info Only
8.	Comprehensive Planning	<p>Site is located in the East Lake Mary Blvd Small Study Area within the Crossroads Commercial Corridor subarea.</p> <p>The study states: "This district provides a commercial node that serves the eastern part of Sanford, as well as regional traffic on both SR 46 and E. Lake Mary Boulevard." Based on this study, applicable FLU designations are Commercial (COM); Higher Intensity Planned Development Airport (HIPAP); Industrial (IND); Preservation Managed Lands (PML). Preferred Land Uses are Arterial commercial, General commercial, and Specialty commercial (airport supportive).</p>	Info Only
9.	Comprehensive Planning	<p>Site is located adjacent to the northern portion of Orlando Sanford International Airport (OSIA), please note Policy FLU 4.6.2 Orlando Sanford International Airport and please contact George Speake, Executive Vice President/Deputy CEO at 407-585-4006 or gspeake@sfb.osaa.net.</p> <p>Seminole County will also notify the Airport of any potential development activity.</p>	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City	Info Only

		of Sanford to service it. No review required.	
11.	Planning and Development	<p>Comment from City of Sanford Utilities:</p> <p>"Proposed facility is a white shell/box. Any future tenants that will prepare food/beverages and/or cater/warm food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite (including at employee handwashing sinks) will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions."</p>	Info Only
12.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE)</p>	Info Only
13.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40.</p> <p>A site plan is needed if any requirements such as screening of outdoor storage, parking or landscaping are needing updates to be brought up to current code standards. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
14.	Planning and Development	<p>A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.</p>	Info Only
15.	Planning and Development	<p>Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum</p>	Info Only

		of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	
16.	Planning and Development	Community Meeting Procedures Section 30.3.5. - Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. - Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.5 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
17.	Planning and Development	Site has a Zoning of A-1 (Agriculture) and a Future Land Use of IND (Industrial). The proposed uses appear consistent with the C-3 zoning, however if Outdoor storage is being proposed, Sec. 30.5.2. - Permitted use table and footnotes of the Land Development Code states "Outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area."	Info Only
18.	Planning and Development	Per Sec. 30.14.2 – Open Space The amount of open space required for a development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. C-3 zoning requires a minimum open space of twenty-five (25) percent of parcel area.	Info Only
19.	Planning and Development	A dumpster will require a separate permit. The dumpster enclosure must meet the standard of Seminole County Land Development Code Sec.	Info Only

		30.14.15 – Screening. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC	
20.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
21.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street. The applicant is proposing a C-3 zoning and based on this, the setbacks for the C-3 zoning district are: 25ft Front Yard, 10ft Rear yard, 0ft Side Yard, 0ft Side Street.	Info Only
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Sec. 30.11.3 – Quantities of parking required, Table 11.3-A: Minimum Parking Required. Based on a proposed use of Manufacturing Concerns and Warehouses, 1 space / 2 employees Plus 1 space / company vehicle.	Info Only
23.	Planning and Development	The existing use is a legal nonconforming use. Please see the below section related to legal nonconformities: 30.3.10.1 In General. (a) A nonconforming building may be maintained and repairs and alterations may be made, except that, in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law. Repairs such as plumbing or the changing of partitions or other interior alterations are permitted. (b) Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. (c) When a nonconforming use of land has been discontinued for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. (d) A nonconforming building or structure, which is hereafter damaged or destroyed	Info Only

		to the extent of fifty (50) percent or more of its value by flood, fire, explosion, earthquake, war, riot, or force majeure shall not be reconstructed or restored for the same use except in compliance with all applicable provisions of the Code.	
24.	Planning and Development	Site is on City of Sanford water and sewer and is adjacent to City of Sanford municipal area, please reach out to the City of Sanford to discuss possible annexation. The City of Sanford will be notified via intergovernmental coordination of any related potential development.	Info Only
25.	Planning and Development	Per City of Sanford Planning and Development: "Utility service from the City Of Sanford will require a Petition for Annexation to Sanford."	Info Only
26.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	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
28.	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
29.	Public Safety - Fire Marshal	Any change in use of the building shall require appropriate building permits and potential change of use.	Info Only
30.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless the drainage design can show sufficient downstream capacity.	Info Only
33.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
34.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to SR 46 FDOT Right-of-way. Note an FDOT Drainage Connection permit will be required for any discharge to the FDOT ROW.	Info Only

35.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site does not meet current drainage requirements. The site will have to be altered to meet current drainage requirements.	Info Only
36.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
37.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
38.	Public Works - Engineering	The site entrance does not meet current standards for width. The site will have to be a minimum of 20' wide and have appropriate radii at the road. It will have to be 50' inbound and 35' outbound. Note that this will have to be permitted with FDOT and will require an FDOT Driveway Connection permit.	Info Only
39.	Public Works - Engineering	The site does not meet current ADA standards. The site will have to be updated and meet ADA parking requirements and ADA access to the ROW requirements.	Info Only
40.	Public Works - Impact Analysis	Only Zone Change. No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

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

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 20, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0259

Title:

ST ALBAN CHURCH - SPECIAL EXCEPTION

Project Number: 26-32000001

Project Description: Proposed Special Exception for a school on 8.38 acres in the A-1 zoning district located on the northwest corner of W SR 426 and Mystic Lake Dr

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

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

BCC District: 1-Dallari

Applicant: Jarrod Stern (772) 888-9076

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 #: 26-32000001
BS #: 2026-01
MEETING: _____

Received: 1/30/26 Paid: 2/3/26

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 checked="" type="checkbox"/> SCHOOL	<input 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 #: 31-21-31-300-020A-0000	
ADDRESS: 3348 W SR 426	
TOTAL ACREAGE: 8.38	CURRENT USE OF PROPERTY: Church and school
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: A-1	FUTURE LAND USE: OFF
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

OWNER

NAME: Peter A. Joslyn	COMPANY: St. Alban's Church, Inc.
ADDRESS: 3348 W SR 426	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-657-2376	EMAIL: [REDACTED]

APPLICANT/CONSULTANT

NAME: Jarrod Stern, PR, CFM	COMPANY: Giangrande Engineering & Planning
ADDRESS: 710 SE Ocean Blvd.	
CITY: Stuart	STATE: FL ZIP: 34994
PHONE: 772-888-9076	EMAIL: [REDACTED]

SIGNATURE OF OWNER/AUTHORIZED AGENT

1/30/2026
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, Peter A. Joslyn, the owner of record for the following described property [Parcel ID Number(s)] 31-21-31-300-020A - 0000 hereby designates Jarrold Stern 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 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 checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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

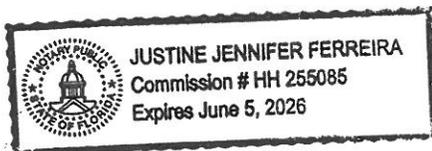
02/03/2026
 Date

Peter Joslyn
 Property Owner's Signature

Peter A. Joslyn
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Peter A. Joslyn (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 third day of February, 2026.



Justine Ferreira
 Notary Public

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: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(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: _____

NAME	ADDRESS	% OF INTEREST

(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:

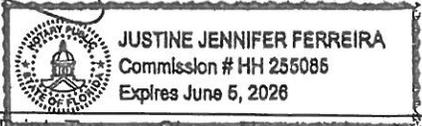
1/30/2026
Date

Peter Joslyn +
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 30th day of January, 2026, by Peter Joslyn, who is personally known to me, or has produced _____ as identification.

Justine Ferreira
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

2026 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 747005

Entity Name: ST. ALBAN'S CHURCH, INC.

Current Principal Place of Business:

3348 W STATE RD 426
OVIEDO, FL 32765

Current Mailing Address:

3348 W STATE RD 426
OVIEDO, FL 32765

FEI Number: 59-2524737

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JOSLYN, PETER A REV.
3348 W STATE RD 426
OVIEDO, FL 32765 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: PETER A. JOSLYN

01/16/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name JOSLYN, PETER A REV.
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR, VP
Name CLARK, AMY M
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR
Name MERRIMAN , BRUCE
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR, TREASURER
Name FARLEY, JACOB
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR
Name WEILAND, GLEN
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR, SECRETARY
Name WHEELER, GAYEMARIE
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR
Name FRAZER, ELIZABETH
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR
Name STRODTBECK, ROBERT
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: AMY CLARK

VICE PRESIDENT

01/16/2026

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title DIRECTOR
Name RIGGLE , LEWIS
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765

Title DIRECTOR
Name TERLIZZESE, JOE
Address 3348 W STATE RD 426
City-State-Zip: OVIEDO FL 32765



ANGLICAN PROVINCE
OF AMERICA

St. Alban's Anglican Cathedral

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

January 30, 2026

Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida, 32771

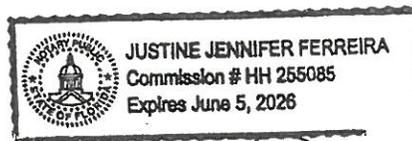
RE: SPECIAL EXCEPTION TO SERVE STUDENTS IN GRADES K-12 WITH A
PRIVATE SCHOOL, PARCEL NUMBER: 31-21-31-300-020A-0000, ADDRESS: 3348
WEST STATE ROAD 426

To Whom It May Concern:

I am writing to request a special exception for St. Alban's Anglican Cathedral at 3348 West State Road 426, Oviedo, Florida 32765 (Parcel: 31-21-31-300-020A-0000). This letter is the STATEMENT OF REQUEST listed on the SPECIAL EXCEPTION application provided by Seminole County Division of Planning & Development. It includes each of the required items listed on the application. Thank you in advance for your consideration of our request.

Sincerely,

Fr. Peter A. Joslyn
Dean of St. Alban's Anglican Cathedral



STATEMENT OF REQUEST

St. Alban's Anglican Cathedral is seeking a special exception allowing the church to lease facilities to a Florida private school operator serving students in grades K-12. The current approved use is an elementary school serving students in grades K-5. Adding additional grades will use the current classrooms and multi-purpose space according to their current permitted use. It will require adding three portable classrooms, but will not involve any improvement or development of the site at this time.

SUMMARY OF BUSINESS OPERATION

In addition to church services, St. Alban's Anglican Church leases facilities to The Ecclesial School, a private day school serving a socially and economically diverse student body with in-person instruction in south central Seminole County. It is approved by the Florida Department of Education to participate in Florida's Tax Credit and Family Empowerment Scholarship programs. The school currently serves approx. 190 students.

SQUARE FOOTAGE

- Total Main Building Area = 12,400 GSF
- Total Under Air = 9,990 GSF
- Six Concretable Classrooms=5,200 GSF
- Three Leased Portable Classrooms=2,592 GSF

HOURS OF OPERATION

- 7:30 AM to 5:30 PM, Monday-Friday, August 1-May 31

SEATING CAPACITY

- Main Building Classrooms = 111
- Main Building multipurpose space = 333
- Concretable classrooms=120
- New Leased Portable Classrooms=60

NUMBER OF CLIENTS/STUDENTS AND STAFF

- Students = 190 (current), 250 (with special exception)
- Faculty/Staff = 22 (current), 25 (with special exception)

EMPLOYEE SHIFTS

- 7:45 AM to 5:00 PM, Monday-Friday, August 1-May 31

SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.

N/A – The school will continue to use the classrooms and multi-purpose area according to the permitted use. Students will increase from 190 to 250 over the next three years, and staff will increase from 22 to 25 FTE within the same period.



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

Detail by Entity Name

Florida Not For Profit Corporation

ST. ALBAN'S CHURCH, INC.

Filing Information

Document Number	747005
FEI/EIN Number	59-2524737
Date Filed	05/01/1979
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/23/1997
Event Effective Date	NONE

Principal Address

3348 W STATE RD 426
OVIEDO, FL 32765

Changed: 04/16/2004

Mailing Address

3348 W STATE RD 426
OVIEDO, FL 32765

Changed: 04/16/2004

Registered Agent Name & Address

Joslyn, Peter A, Rev.
3348 W STATE RD 426
OVIEDO, FL 32765

Name Changed: 01/16/2026

Address Changed: 02/13/2008

Officer/Director Detail

Name & Address

Title President

Joslyn, Peter A, Rev.
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director, VP

Clark, Amy M
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Merriman , Bruce
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director, Treasurer

Farley, Jacob
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Weiland, Glen
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director, Secretary

Wheeler, Gayemarie
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Frazer, Elizabeth
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Strodtbeck, Robert
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Riggle , Lewis
3348 W STATE RD 426
OVIEDO, FL 32765

Title Director

Terlizzese, Joe
3348 W STATE RD 426
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2024	02/28/2024
2025	02/22/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
02/22/2025 -- ANNUAL REPORT	View image in PDF format
02/28/2024 -- ANNUAL REPORT	View image in PDF format
01/17/2023 -- ANNUAL REPORT	View image in PDF format
02/11/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- ANNUAL REPORT	View image in PDF format
01/25/2019 -- ANNUAL REPORT	View image in PDF format
02/01/2018 -- ANNUAL REPORT	View image in PDF format
02/03/2017 -- ANNUAL REPORT	View image in PDF format
01/08/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
01/24/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/16/2012 -- ANNUAL REPORT	View image in PDF format
01/17/2011 -- ANNUAL REPORT	View image in PDF format
01/15/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
05/16/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
01/30/2006 -- ANNUAL REPORT	View image in PDF format
02/03/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
02/20/2002 -- ANNUAL REPORT	View image in PDF format
04/30/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format
03/03/1999 -- ANNUAL REPORT	View image in PDF format
02/05/1998 -- ANNUAL REPORT	View image in PDF format
06/16/1997 -- NAME CHANGE	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
02/02/1996 -- ANNUAL REPORT	View image in PDF format

Property Record CardA



Parcel: **31-21-31-300-020A-0000**
 Property Address: **3348 W SR 426 OVIEDO, FL 32765**
 Owners: **ST ALBANS CHURCH INC**
 2026 Market Value \$4,089,704 Assessed Value \$826,311 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$16,179.29
 Churches property w/1st Building size of 7,206 SF and a lot size of 9.64 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	31-21-31-300-020A-0000
Property Address	
Mailing Address	3348 W STATE ROAD 426 OVIEDO, FL 32765-8531
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	2
Depreciated Building Value	\$2,920,053	\$670,793
Depreciated Other Features	\$57,144	\$13,149
Land Value (Market)	\$1,112,507	\$498,841
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,089,704	\$1,182,783
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,263,393	\$465,609
P&G Adjustment	\$0	\$0
Assessed Value	\$826,311	\$717,174

2025 Certified Tax SummaryA

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

Owner(s)A

Name - Ownership Type
 ST ALBANS CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

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

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$826,311	\$826,311	\$0
Schools	\$4,089,704	\$4,089,704	\$0
FIRE	\$826,311	\$826,311	\$0
ROAD DISTRICT	\$826,311	\$826,311	\$0
SJWM(Saint Johns Water Management)	\$826,311	\$826,311	\$0

SalesA

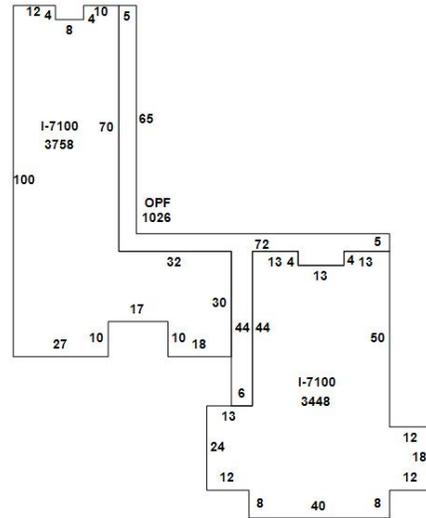
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/1/2005	\$100	05609/0346	Improved	No
WARRANTY DEED	5/1/2002	\$150,000	04421/0064	Improved	No
CORRECTIVE DEED	2/1/2002	\$100	04336/0535	Improved	No
WARRANTY DEED	8/1/1998	\$240,000	03492/0841	Improved	No

LandA

Units	Rate	Assessed	Market
8.90 Acres	\$125,000/Acre	\$1,112,500	\$1,112,500
0.61 Acres	\$10.70/Acre	\$7	\$7

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1984/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7206
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,254,598
Assessed	\$762,168

* Year Built = Actual / Effective

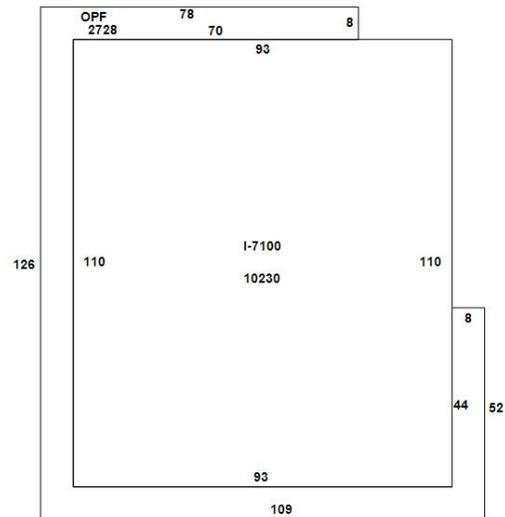


Building 1

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	1026

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10230
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,721,352
Assessed	\$1,282,407

* Year Built = Actual / Effective

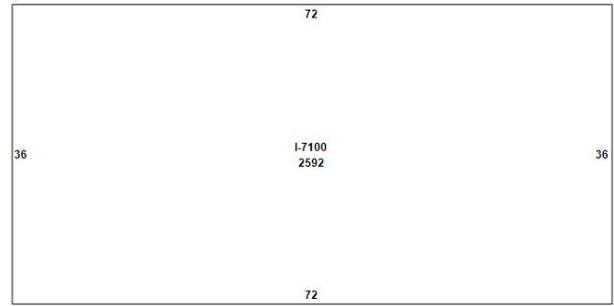


Building 2

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	2728

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	2023
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2592
Total Area (ft ²)	
Constuction	CONCRETE TILT UP - MASONRY
Replacement Cost	\$448,963
Assessed	\$437,739

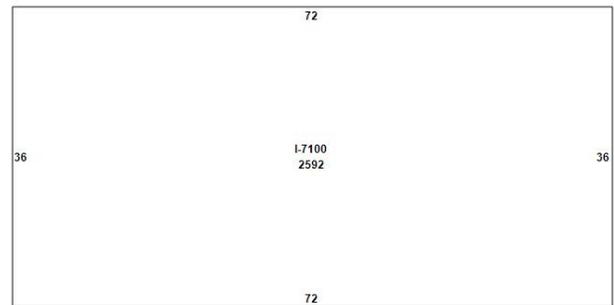
* Year Built = Actual / Effective



Building 3

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	2023
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2592
Total Area (ft ²)	
Constuction	CONCRETE TILT UP - MASONRY
Replacement Cost	\$448,963
Assessed	\$437,739

* Year Built = Actual / Effective



Building 4

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
13981	3348 W SR 426 : MISC BUILDING - COMMERCIAL-Footer for Columbarium	\$17,300		9/30/2025
06352	3348 W SR 426 : REROOF COMMERCIAL-Re Roof	\$78,000		5/2/2024
11944	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR04 CO	\$83,334		8/22/2023
11942	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables - CR03 CO	\$83,334		8/14/2023

07929	3348 W SR 426 : FENCE/WALL COMMERCIAL-St Albans fence	\$9,100		6/19/2023
08770	3352 W SR 426 : ELECTRICAL - COMMERCIAL-Concrete portable classrooms	\$12,000		6/8/2023
08450	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-temporary portables CO	\$83,334	10/15/2024	5/8/2023
03177	3348 W SR 426 : WINDOW / DOOR REPLACEMENT-SFR window alteration	\$8,000		3/16/2023
10265	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR02 Foundation Only	\$83,334	9/15/2023	1/19/2023
10261	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR01 Foundation Only	\$6,200	9/15/2023	1/17/2023
10269	3352 W SR 426 : STRUCTURES OTHER THAN BUILDINGS-Portable #CR04 Foundation Only	\$6,200	9/15/2023	1/12/2023
20790	3348 W SR 426 : REROOF COMMERCIAL-	\$5,200		12/18/2020
09175	3352 W SR 426 : ALTERATION COMMERCIAL-	\$1,500	8/21/2020	8/14/2020
04822	3348 W SR 426 : SIGN (POLE,WALL,FACIA)- existing sign	\$2,400		5/8/2019
17242	3348 W SR 426 : REROOF COMMERCIAL-	\$12,600		10/8/2018
08489	2750 WRIGHTS RD: DEMO RESIDENTIAL	\$2,300		9/5/2018
06532	REROOF	\$41,097		6/7/2016
02746	COMMERCIAL REROOF; PAD PER PERMIT 3352 W SR 426	\$46,400		4/9/2010
03309	MESSAGE BOARD SIGN	\$800		4/30/2009
08576	ELECTRICAL SERVICE TO TELEPHONE EQUIPMENT; PAD PER PERMIT 2762 WRIGHTS RD	\$2,000		8/15/2008
11050	PVC FENCE; PAD PER PERMIT 3352 W SR 426	\$1,350		10/4/2007
03908	RANGEHOOD; PAD PER PERMIT 3352 W SR 426	\$0		4/1/2003
01066	MECHANICAL & CONDENSOR; PAD PER PERMIT 3352 W SR 426	\$6,900		2/1/2003
00382	REROOF; PAD PER PERMIT 3352 W SR 426	\$3,000		1/1/2003
11995	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2750 WRIGHTS RD	\$0		12/1/2002
06861	DEMOLITION	\$0		7/1/2002
04168	INSTALL FIRE SPRINKLERS/MAIN	\$22,602		4/1/2002
08826	ADD ASSEMBLY BLDG TO EXISTING CHURCH; PAD PER PERMIT 3352 W SR 426	\$782,100	5/19/2003	9/1/2001

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
STAMPED CONCRETE PATIO	1984	7850	\$61,073	\$36,644
COMMERCIAL ASPHALT DR 2 IN	1984	12175	\$32,873	\$19,724

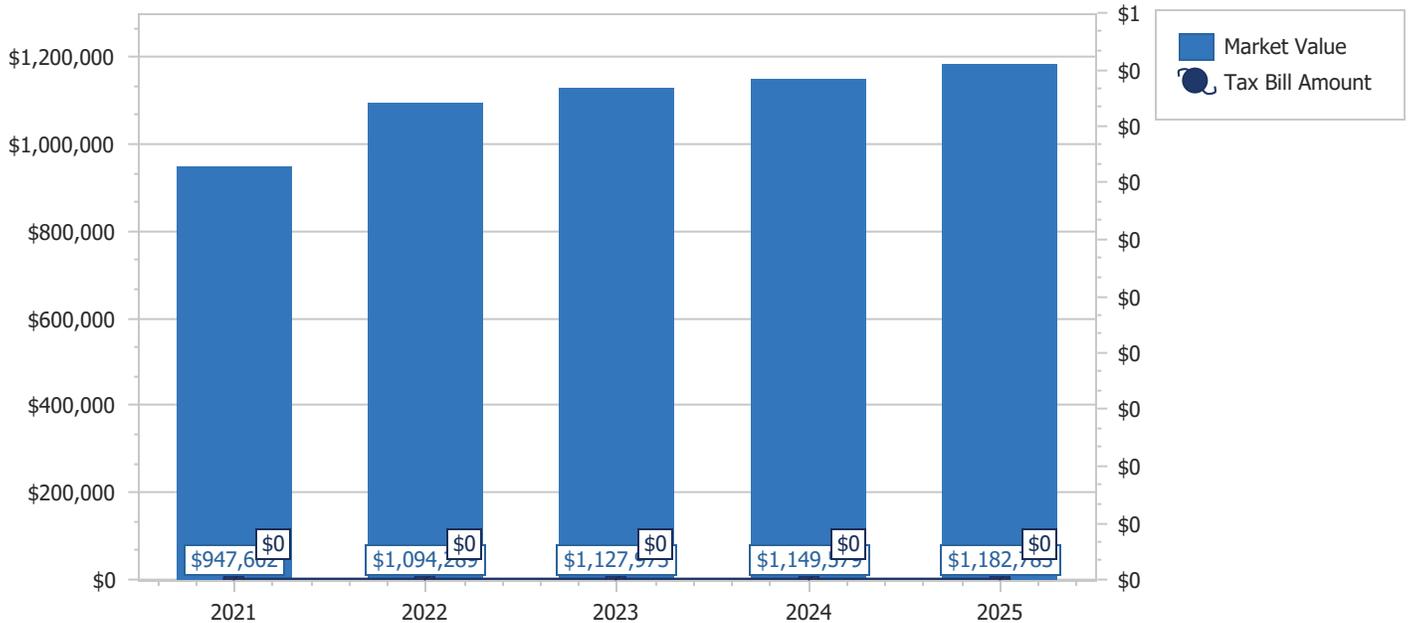
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Rainbow
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



*

2/03/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:47:51
PROJ # 26-32000001 RECEIPT # 0031019

OWNER:

JOB ADDRESS:

LOT #:

SPECIAL EXCEPTIONS	1350.00	1350.00	.00
--------------------	---------	---------	-----

TOTAL FEES DUE.....:	<u>1350.00</u>
----------------------	----------------

AMOUNT RECEIVED.....:	<u>1350.00</u>
-----------------------	----------------

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 000000000182

CASH/CHECK AMOUNTS...: 1350.00

COLLECTED FROM: THE ECCLESIAL SCHOOLS

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

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

Comment Document – Initial Submittal

PROJECT NAME:	ST ALBAN CHURCH - SPECIAL EXCEPTION	PROJ #: 26-32000001
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	2/03/26	
RELATED NAMES:	BS2026-01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-21-31-300-020A-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A SCHOOL ON 8.38 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 426	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF W SR 426 AND MYSTIC LAKE DR	
APPLICANT:	CONSULTANT:	
JARROD STERN GIANGRANDE ENGINEERING AND PLANNING 710 SE OCEAN BLVD STUART FL 34994 (772) 888-9076 	N/A	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	The landscape buffers will be assessed at the time of the site plan review.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the portion of the property that faces SR 426, only understory trees and shrubs may be planted.	Info Only
4.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5.	Building Department Phil Kersey	Standard building permitting will apply. Each separate building/ structure will require a separate permit. Plan set can be collective, including the entire project/ building set, but each building or structure requires a separate permit application/ package.	Info Only
6.	Building Department Phil Kersey	All new work, work effected, and access to each portable classroom must be fully compliant with the Florida Accessibility Code.	Info Only
7.	Building Department Phil Kersey	It is encouraged to reach out to the Building Division, specifically, prior to final completion of site plan and building plans to ensure all required elements are accounted for.	Info Only
8.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
9.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
10.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
11.	Natural	Trees less than six (6) inches DBH and palm trees are	Info Only

	Resources Sarah Harttung	exempt from arbor regulations. SCLDC 60.4(h)	
12.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
13.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
14.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
15.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
16.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
17.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
18.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
19.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) Identify oaks to the species level (e.g. live oak, laurel oak, water oak, etc.). Conversely, contact the reviewer to coordinate a site visit to identify the trees.	Info Only
20.	Planning and Development Annie Sillaway	Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for	Info Only

		final approval or denial. Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	
21.	Planning and Development Annie Sillaway	<p>The Applicant will be required to conduct a Community Meeting as part of the Special Exception process. Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Unresolved
22.	Planning and Development Annie Sillaway	Based on Public Works - Impact Analysis, there may be an issue with traffic volumes based on the increase in the number of students. Staff will need to get with Arturo Perez with Public Works - Impact analysis after the Traffic Impact Analysis has been provided to see if Sec. 30.3.1.5 (a)(2) can be met as part of the Special Exception criteria.	Info Only
23.	Planning and Development Annie Sillaway	In 2003, St. Alban's church was approved for a special exception for a daycare for 25 children. Is the daycare as an accessory to the church still active? If so, please make sure to state that under the site data on the concept plan.	Unresolved
24.	Planning and Development Annie Sillaway	<p>On the concept plan, please provide the off-street parking requirements for all of the uses that are on site that exist and are proposed. Off-street parking requirements are:</p> <p>Church: Assembly Spaces – 1 space/4 seats</p> <p>Daycare, Preschool, and Kindergarten - 1 space/employee</p>	Unresolved

		Elementary and Middle - 1.75 spaces/classroom High School and Above - 5 spaces/classroom Assembly Spaces - 1 space / 4 seats	
25.	Planning and Development Annie Sillaway	Based on the statement of intent, the applicant proposes adding grades to the existing K-5 school. However, the purpose of the additional portable classrooms is unclear. Please revise the statement to specify whether these portable classrooms are intended to accommodate the added grades of 6 th thru 12 th grade.	Unresolved
26.	Planning and Development Annie Sillaway	Please provide a concept plan demonstrating the layout the Applicant is proposing on site for the three (3) portables. There were three concept plans uploaded; however, one concept needs to be chosen. Please provide the following information on the conceptual plan: <ul style="list-style-type: none"> • Legal description • Lot area • Site dimensions • Right-of-way location and width • Tentative parking areas • Number of parking spaces • Proposed building location • Setbacks from lot lines • Total floor area proposed for building • Existing and proposed Floor Area Ratio (F.A.R.) • Proposed points of access with tentative dimensions • Locations of identification signs not on building • Proposed location of existing easements • Location of existing trees on-site and their common name • Number of trees to be removed and retained as required by Seminole County Arbor Regulations • General plan for proposed landscaping 	Unresolved
27.	Planning and Development Annie Sillaway	Per Sec. 30.3.1.5 (a)(1-5) -The Applicant needs to provide a separate document explaining how they meet the review criteria listed below for the special exception: <ol style="list-style-type: none"> (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and 	Unresolved

		<p>(5) Meets any special exception criteria described in Additional Use Standards; and Sec. 30.3.1.5</p> <p>(6)</p> <p>(a) - Meets the following additional requirements if located in the applicable zone: a. If located in A-10, A-5, A-3, or A-1:</p> <p>i. Is consistent with the general zoning plan of the rural zoning classifications; and</p> <p>ii. Is not highly intensive in nature; and</p> <p>iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services. Please provide a written narrative that the proposed addition of the buildings meets the criteria for the Special Exception.</p>	
28.	Planning and Development Annie Sillaway	The Office Future Land Use has a maximum Floor Area Ratio of 0.35.	Info Only
29.	Planning and Development Annie Sillaway	Staff are concerned about high school kids driving to school that potentially may impact the increase in traffic on site. Staff would like to add a condition in the Development Order to prohibit students from driving to school to eliminate any traffic impact to the overall site.	Unresolved
30.	Planning and Development Annie Sillaway	Staff recommends that the Applicant consider staggering student drop-off and pick-up times by grade level to help reduce traffic impacts. Please include details on the concept plan specifying the proposed staggered schedule.	Unresolved
31.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
33.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
34.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
35.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only

	Matthew Maywald		
36.	Public Works - Engineering Jim Potter	No specific issues with the special exception for drainage. Please note that the drainage will have to be evaluated with a site plan to ensure it meets all drainage requirements.	Info Only
37.	Public Works - Engineering Jim Potter	No specific traffic issues noted for the special exception. Please note that the driveway just east of the main entrance is required to be removed at final engineering as it does not meet separation requirements.	Info Only
38.	Public Works - Impact Analysis Arturo Perez	<p>A Traffic Impact Study (TIS) will be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the Countys TIS Requirements for Concurrency guidelines.</p> <p>*** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov. Trip Generation Information (ITE 11th Edition) 75 additional students ITE Land Use Code 532 (Private School (K-12), $R^2=0.95$ AM Peak Hour: Fitted Curve= 72 (Total), 45 (Entry), 27 (Exit). 72 New net external peak hour trips. >> 50 peak hour trip threshold --> A TIS is required at this stage of the application!</p>	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/19/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, Arturo

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwm.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: 2026-0260

Title:

GREENWAY PRESERVE - SSFLUA & REZONE

Project Number: 26-20000004

Project Description: Proposed Small Scale Future Land Use Map Amendment from Low Density Residential to High Density Residential and Rezone from PD and A-1 to R-4 (Multiple-Family Dwelling) for a proposed multi-family development on the north side of Slavia Road, east of SR 426

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

Parcel ID: 16-21-31-5CA-0000-0390++

BCC District: 2-Zembower

Applicant: Christine Grandin (407) 472-0431

Consultant: Brent A Lenzen (407) 898-1511



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

PROJ. #: 26-20000004
RECEIVED 02/19/2026
PAID 02/25/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

Form with checkboxes and text for application types and fees:
- LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE)
- LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
- SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES) \$3,500
- SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES) \$3,500 + 50% OF REZONE FEE
- TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT) \$3,000
- TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT) \$1,000
- REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
- PD REZONE**
 - PD REZONE \$4,000 + \$75/ACRE* (\$10K MAX. FEE)
 - PD FINAL DEVELOPMENT PLAN \$1,000
 - PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
 - PD MAJOR AMENDMENT \$4,000 + \$75/ACRE** (\$10K MAX. FEE)
 - PD MINOR AMENDMENT \$1,000
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
 - 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: GreeneWay Preserve	
PARCEL ID #(S): 16-21-31-5CA-0000-0390, 16-21-31-5CA-0000-0370, and 16-21-31-5CA-0000-0380	
LOCATION: 1960 Slavia Road, Oviedo, FL	
EXISTING USE(S): Vacant Commercial / Open Storage	PROPOSED USE(S): Multifamily
TOTAL ACREAGE: 23.4 acres	BCC DISTRICT: District 2
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: PD and A-1	PROPOSED ZONING: R-4
CURRENT FUTURE LAND USE: PD and LDR	PROPOSED FUTURE LAND USE: High Density Residential

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Christine Grandin	COMPANY: WP South Acquisitions, L.L.C.	
ADDRESS: 398 West Morse Blvd, Suite 202		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: 407-472-0431	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Brent A. Lenzen, P.E.	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave., Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-898-1511	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Wilken Property Management LLC		
ADDRESS: 174 E Mitchell Hammock Rd		
CITY: Oviedo	STATE: FL	ZIP: 32765-9793
PHONE:	EMAIL:	

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

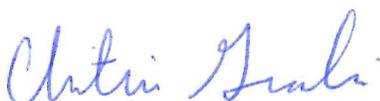
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

2/13/26

DATE

**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
n/a		

(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: Wilken Property Management L.L.C.

NAME	TITLE	ADDRESS	% OF INTEREST
Henry J Wilken III	Manager	4040 Live Oak Reserve Blvd, Oviedo, FL 32766	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: WP South Acquisitions, L.L.C.

NAME	ADDRESS	% OF INTEREST
Wood Real Estate Investors, L.L.C. (Manager)	3715 Northside Parkway NW, Suite 4-600, Atlanta, GA 30327	100%

(Use additional sheets for more space)

Date of Contract: 12/11/2025

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:

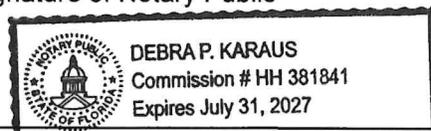
2/13/26
Date

Christine Grandin
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 13th day of February, 2026, by Christine Grandin, who is personally known to me, or has produced N/A as identification.

Debra P. Karaus
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

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, Wilken Property Management, L.L.C., the owner of record for the following described property [Parcel ID Number(s)] 16-21-31-5CA-0000-0390, 16-21-31-5CA-0000-0370, and 16-21-31-5CA-0000-0380 hereby designates WP South Acquisitions, LLC & Brent A. Lenzen, P.E./Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" 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: _____
 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.

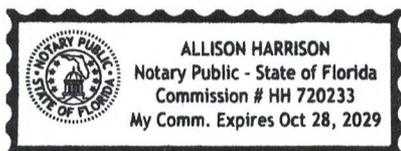
February 17, 2026
 Date

Henry J. Wilken III
 Property Owner's Signature

Henry J. Wilken III
 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Henry J. Wilken III (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 17 day of February, 2026.



Allison Harrison
 Notary Public

Property Record Card



Parcel: 16-21-31-5CA-0000-0390
Property Address: 1960 SLAVIA RD OVIEDO, FL 32765
Owners: WILKEN PROPERTY MGMT LLC
 2026 Market Value \$2,361,478 Assessed Value \$1,204,840 Taxable Value \$1,204,840
 2025 Tax Bill \$21,628.85 Tax Savings with Non-Hx Cap \$10,673.81
 Open Storage property has a lot size of 13.95 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0390
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,361,478	\$2,361,478
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,156,638	\$1,266,169
P&G Adjustment	\$0	\$0
Assessed Value	\$1,204,840	\$1,095,309

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,302.66
Tax Bill Amount	\$21,628.85
Tax Savings with Exemptions	\$10,673.81

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 39 + S 1/2 OF LOT 40
 (LESS RD)
 SLAVIA COLONY COS SUBD
 PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,204,840	\$0	\$1,204,840
Schools	\$2,361,478	\$0	\$2,361,478
FIRE	\$1,204,840	\$0	\$1,204,840
ROAD DISTRICT	\$1,204,840	\$0	\$1,204,840
SJWM(Saint Johns Water Management)	\$1,204,840	\$0	\$1,204,840

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes

Land

Units	Rate	Assessed	Market
601,564 SF	\$6.50/SF	\$1,955,083	\$1,955,083

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
COMM: CARPORT	2022	1238	\$10,684	\$9,883

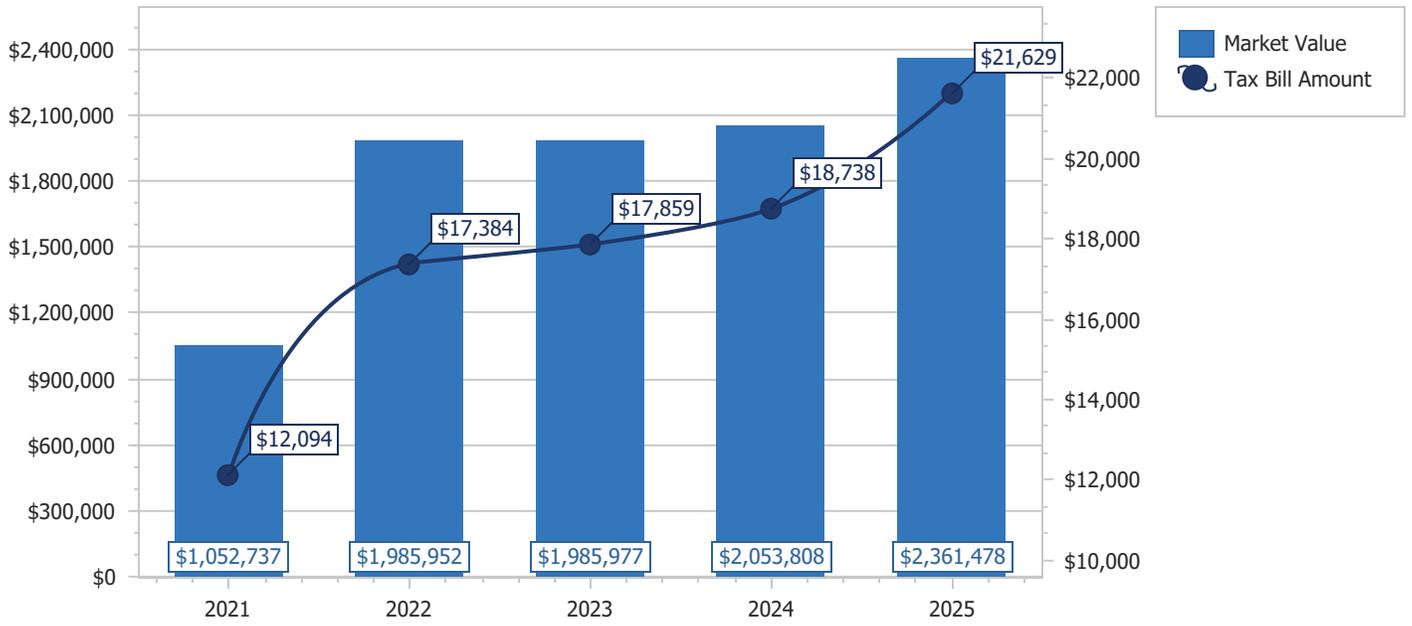
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

Utilities	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



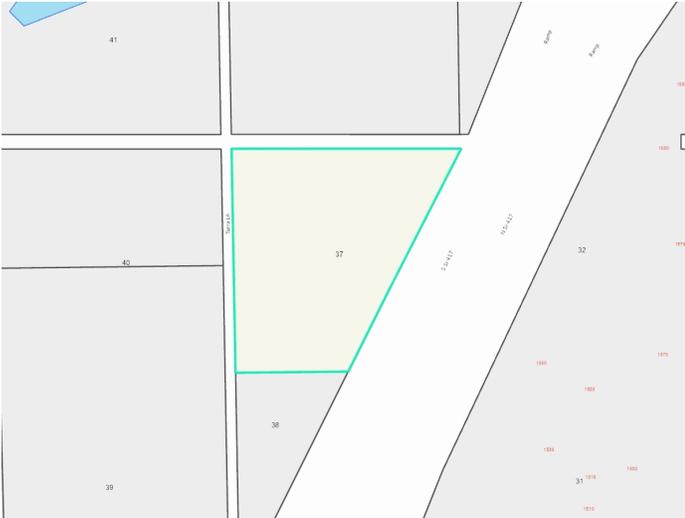
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Property Record Card



Parcel: **16-21-31-5CA-0000-0370**
 Property Address:
 Owners: **WILKEN PROPERTY MANAGEMENT LLC**
 2026 Market Value \$513,850 Assessed Value \$513,850 Taxable Value \$513,850
 2025 Tax Bill \$7,028.95
 Vac General-Commercial property has a lot size of 7.16 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0370
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$513,850	\$513,850
Land Value Agriculture	\$0	\$0
Just/Market Value	\$513,850	\$513,850
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	\$513,850	\$513,850

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,028.95
Tax Bill Amount	\$7,028.95
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MANAGEMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 37 (LESS RD)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,850	\$0	\$513,850
Schools	\$513,850	\$0	\$513,850
FIRE	\$513,850	\$0	\$513,850
ROAD DISTRICT	\$513,850	\$0	\$513,850
SJWM(Saint Johns Water Management)	\$513,850	\$0	\$513,850

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/13/2022	\$575,000	10250/1389	Vacant	Yes
WARRANTY DEED	8/1/2014	\$98,000	08316/1007	Vacant	Yes
QUIT CLAIM DEED	11/1/1981	\$100	01378/1807	Vacant	No
WARRANTY DEED	1/1/1975	\$25,000	01069/1104	Improved	Yes

Land

Units	Rate	Assessed	Market
4.20 Acres	\$122,000/Acre	\$512,400	\$512,400
2.90 Acres	\$500/Acre	\$1,450	\$1,450

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

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

Zoning

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

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

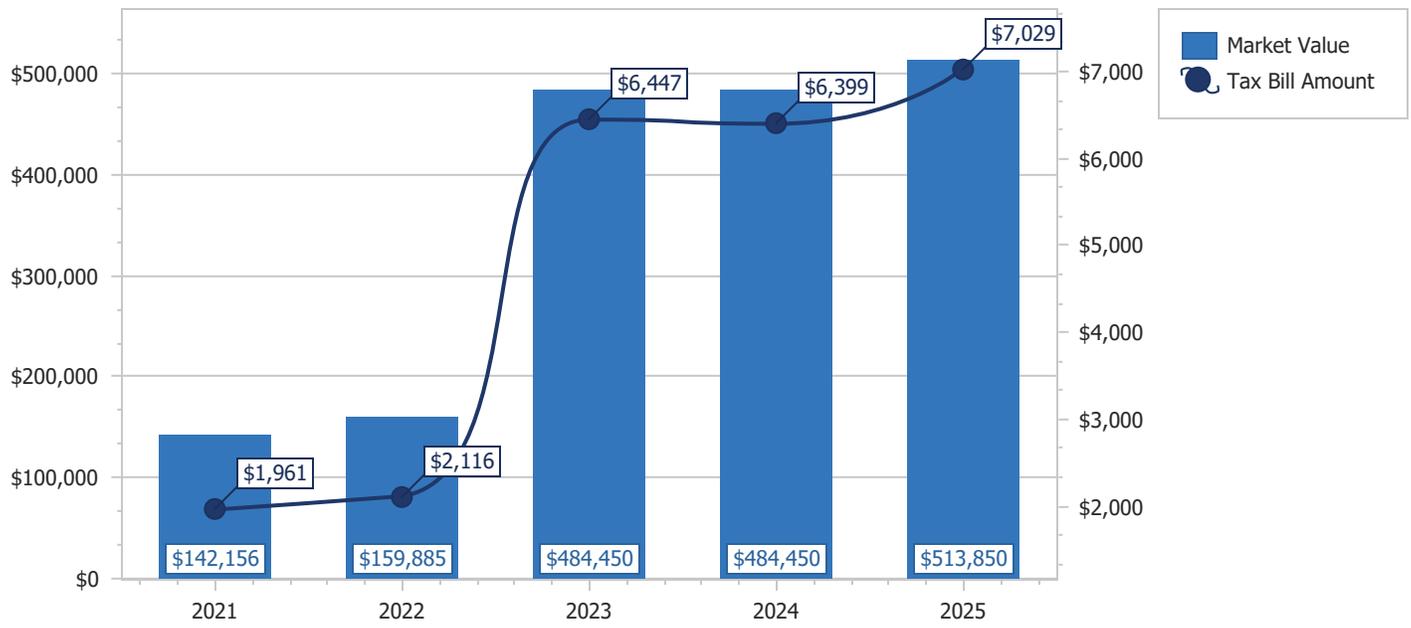
School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



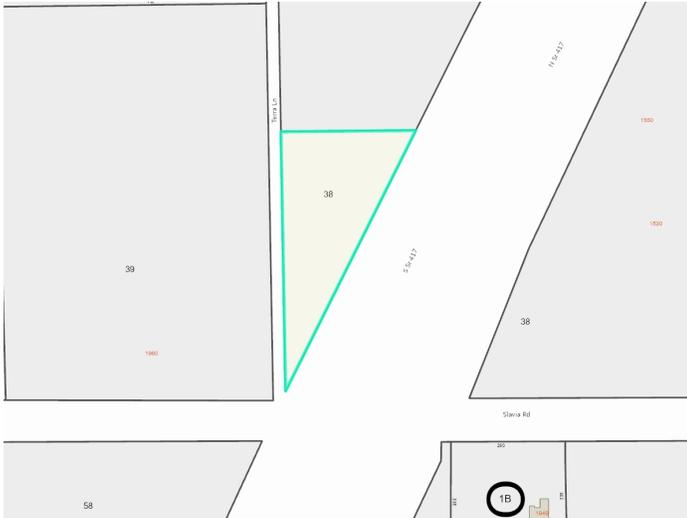
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Property Record Card



Parcel: **16-21-31-5CA-0000-0380**
 Property Address:
 Owners: **WILKEN PROPERTY MGMT LLC**
 2026 Market Value \$473,743 Assessed Value \$132,177 Taxable Value \$132,177
 2025 Tax Bill \$3,499.63 Tax Savings with Non-Hx Cap \$2,980.70
 Vac General-Commercial property has a lot size of 2.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0380
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$473,743	\$473,743
Land Value Agriculture	\$0	\$0
Just/Market Value	\$473,743	\$473,743
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$341,566	\$353,582
P&G Adjustment	\$0	\$0
Assessed Value	\$132,177	\$120,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,480.33
Tax Bill Amount	\$3,499.63
Tax Savings with Exemptions	\$2,980.70

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 38 WLY OF EXPRESSWAY
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$132,177	\$0	\$132,177
Schools	\$473,743	\$0	\$473,743
FIRE	\$132,177	\$0	\$132,177
ROAD DISTRICT	\$132,177	\$0	\$132,177
SJWM(Saint Johns Water Management)	\$132,177	\$0	\$132,177

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes
ADMINISTRATIVE DEED	4/1/2003	\$100	04826/0982	Vacant	No
PROBATE RECORDS	9/1/2002	\$100	04518/0416	Vacant	No

Land

Units	Rate	Assessed	Market
87,991 SF	\$6.73/SF	\$473,743	\$473,743

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

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

Zoning

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

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

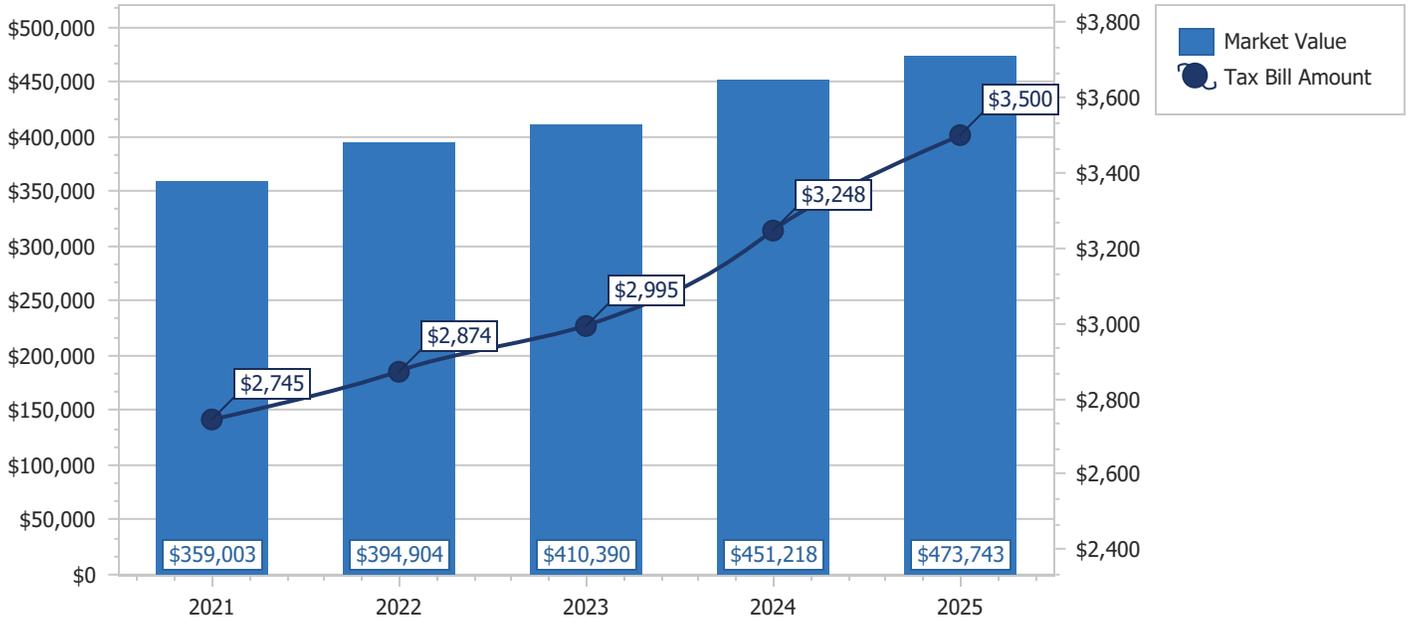
School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities

Fire Station #	Station: 27 Zone: 277
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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Detail by Entity Name

Florida Limited Liability Company
WILKEN PROPERTY MANAGEMENT, L.L.C.

Filing Information

Document Number	L04000072411
FEI/EIN Number	43-2074367
Date Filed	10/05/2004
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	09/22/2005
Event Effective Date	NONE

Principal Address

1960 Slavia Rd
OVIEDO, FL 32765

Changed: 03/29/2023

Mailing Address

4040 LIVE OAK RESERVE BLVD
OVIEDO, FL 32766

Changed: 04/07/2025

Registered Agent Name & Address

WILKEN, HENRY JIII
1960 Slavia Rd
OVIEDO, FL 32765

Address Changed: 03/29/2023

Authorized Person(s) Detail

Name & Address

Title MGR

WILKEN, HENRY JIII
4040 Live Oak Reserve Blvd
OVIEDO, FL 32766

Annual Reports

Report Year	Filed Date
2023	03/29/2023
2024	04/29/2024
2025	04/07/2025

Document Images

04/07/2025 -- ANNUAL REPORT	View image in PDF format
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03/29/2023 -- ANNUAL REPORT	View image in PDF format
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04/29/2021 -- ANNUAL REPORT	View image in PDF format
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04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
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02/03/2010 -- ANNUAL REPORT	View image in PDF format
07/07/2009 -- ANNUAL REPORT	View image in PDF format
07/22/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
09/22/2005 -- REINSTATEMENT	View image in PDF format
10/05/2004 -- Florida Limited Liabilites	View image in PDF format



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Detail by Entity Name

Foreign Limited Liability Company
WP SOUTH ACQUISITIONS, L.L.C.

Filing Information

Document Number M00000001964
FEI/EIN Number 58-2399107
Date Filed 09/21/2000
State GA
Status ACTIVE

Principal Address

3715 NORTHSIDE PARKWAY NW
 SUITE 4-600
 ATLANTA, GA 30327

Changed: 04/20/2023

Mailing Address

3715 NORTHSIDE PARKWAY NW
 SUITE 4-600
 ATLANTA, GA 30327

Changed: 04/20/2023

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

Name Changed: 07/16/2001

Address Changed: 07/16/2001

Authorized Person(s) Detail

Name & Address

Title MGR

Wood Real Estate Investors, L.L.C.
 3715 NORTHSIDE PARKWAY NW, SUITE 4-600
 ATLANTA, GA 30327

Title President

Trammell, Matthew
3715 NORTHSIDE PARKWAY NW, SUITE 4-600
ATLANTA, GA 30327

Title Executive Vice President

Borland, Bryan
398 West Morse Blvd.
STE 200
Winter Park, FL 32789

Title COO, Executive Vice President

Fagan, Emily
3715 NORTHSIDE PKWY NW STE 4-600
ATLANTA, GA 30327

Title Assistant Vice President

Waters, Melanie
3715 NORTHSIDE PKWY NW STE 4-600
ATLANTA, GA 30327

Title VP

Graff, Timothy
398 West Morse Blvd.
Suite 202
Winter Park, FL 32789

Title General Counsel, Executive Vice President

Lynch, Joshua
398 West Morse Blvd.
Suite 202
Winter Park, FL 32789

Title VP

Theriault, Mark
1 Hartwell Place
Lexington, MA 02421

Title VP

Hurd, Tyler
4427 W. Kennedy Blvd
Suite 100
Tampa, FL 33609

Title Assistant Vice President

Bassett, Jennifer
3715 NORTHSIDE PARKWAY NW
SUITE 4-600
ATLANTA, GA 30327

Title Assistant Vice President

Grandin, Christine
398 W Morse Blvd
Suite 202
Winter Park, FL 32789

Title CFO, Executive Vice President

Funaro, Libby
3715 NORTHSIDE PARKWAY NW
SUITE 4-600
ATLANTA, GA 30327

Title Chief Investment Officer, Executive Vice President

Hansen, Brian
3715 NORTHSIDE PARKWAY NW
SUITE 4-600
ATLANTA, GA 30327

Title Assistant Vice President

Arostegui, Alex
401 S Dixie Hwy
Suite 303
West Palm Beach, FL 33401

Title CEO

Keough, Joseph
3715 NORTHSIDE PARKWAY NW
SUITE 4-600
ATLANTA, GA 30327

Annual Reports

Report Year	Filed Date
2024	04/12/2024
2025	04/29/2025
2026	02/13/2026

Document Images

[02/13/2026 -- ANNUAL REPORT](#)

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04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/12/2024 -- ANNUAL REPORT	View image in PDF format
04/20/2023 -- ANNUAL REPORT	View image in PDF format
05/31/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
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04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
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04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/13/2002 -- ANNUAL REPORT	View image in PDF format
07/16/2001 -- Reg. Agent Change	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
09/21/2000 -- Foreign Limited	View image in PDF format

**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: 2/25/2026 4:06:37 PM
Project: 26-20000004
Credit Card Number: 41*****6433
Authorization Number: 09351D
Transaction Number: 250226C2B-97E8158D-3CFD-40BE-8806-69A614BF0CCA
Total Fees Paid: 5807.25

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	119.75
REZONE WITH LUA (50% OF FEE)14	5687.50
Total Amount	5807.25

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

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

Comment Document – Initial Submittal

PROJECT NAME:	GREENWAY PRESERVE - SSFLUA & REZONE	PROJ #: 26-20000004
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	2/26/26	
RELATED NAMES:	Z2026-08; 02.26SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-21-31-5CA-0000-0390++	
NO OF ACRES	23.4	
BCC DISTRICT	Jay Zembower	
LOCATION	ON THE WEST AND EAST SIDE OF TERRA LN, NORTHEAST OF SLAVIA RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHRISTINE GRANDIN WP SOUTH AQUISITIONS, LLC 398 WEST MORSE BLVD WINTER PARK FL 32789 (407) 472-0431	BRENT A LENZEN KIMLEY-HORN AND ASSOCIATES 200 S ORANGE AVE ORLANDO FL 32801 (407) 898-1511	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The landscape buffer required adjacent to SR 417 (arterial road) is twenty-five (25) feet wide with a 0.5 opacity. This also requires a six (6) foot masonry wall. Please reflect in the development plan site data and dimension width.	Unresolved
2.	Buffers and CPTED	For reference in calculating buffers, any gross density over twelve (12) units per acre is considered a Land Use Intensity of X. SR 417 is considered an arterial road and Slavia Road is considered a collector road.	Info Only
3.	Buffers and CPTED	The landscape buffer required adjacent to Slavia Road (collector road) is twenty-five (25) feet wide with a 0.5 opacity. This also requires a six (6) foot masonry wall. Please reflect in the development plan site data and dimension width.	Unresolved
4.	Buffers and CPTED	A more in depth buffer review will be done during the Site Plan stage.	Info Only
5.	Buffers and CPTED	Please advise, A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.	Info Only
6.	Building Division	- Each separate parcel, and separate building and/ or stand-alone structure will require a separate permit.	Info Only
7.	Building Division	- Separate demolition permits are required for the demolition of the existing structures.	Info Only
8.	Building Division	-Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
9.	Environmental Services	Seminole County Utilities has no objection to this rezone. This development will be serviced water and sewer by Seminole County Utilities.	Info Only
10.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
11.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100 year flood plain.	Info Only

12.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
13.	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
14.	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
15.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources	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 protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
22.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	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	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
25.	Natural Resources	Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space. SCLDC 30.7.3.2, note 11	Info Only
26.	Planning and Development	On the development plan, please indicate the minimum open space requirement of thirty-five (35) percent and label the proposed open space as such in the site data section.	Unresolved
27.	Planning and Development	Please clearly state the net buildable acreage that is anticipated post development in accordance with the following definition, "The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas".	Unresolved
28.	Planning and Development	Please provide a narrative that addresses the following criteria: STANDARDS OF REVIEW - CATEGORY I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations,	

		<p>wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.) The Applicant needs to evaluate and submit a separate document answering the following criteria based on the Comprehensive Plan.</p>	
29.	Planning and Development	On the development plan, please demonstrate compliance with SCLDC Sec. 30.4.9.2 regarding maximum lot coverage. Please state the maximum lot coverage of twenty-two (22) percent and the proposed lot coverage.	Unresolved
30.	Planning and Development	Please change the title block on the plan from “Master Development Plan” to just “Development Plan” or “Conceptual Development Plan”	Unresolved
31.	Planning and Development	<p>On the development plan, please clarify what is being included in the open space calculation and notate that open space shall adhere to SCLDC Sec. 30.14.2.</p> <p>Please note, residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function. Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.</p>	Unresolved
32.	Planning and Development	On the development plan, please include the required minimum bicycle parking in accordance with SCLDC Sec. 30.11.7.1 with calculation and call out where it will	Unresolved

		be provided on site. The following link is the section of code for reference: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT11PALORE_S30.11.7MIDEST	
33.	Planning and Development	On the development plan, please label all of the buildings on the development plan. Please also include number of units in each building.	Unresolved
34.	Planning and Development	On the development plan under site data, please provide the number of stories next to the maximum building height.	Unresolved
35.	Planning and Development	A portion of Terra Lane will be need to be vacated in order to have structures in the proposed location. Please see the following link to the application: https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3	Unresolved
36.	Planning and Development	On the development plan, please provide the density calculation. The density calculation should utilize the anticipated post development net buildable acreage.	Unresolved
37.	Planning and Development	Per Sec. 30.4.9.3 (c) under the general provisions of the R-4 zoning district it states that if covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way. Please demonstrate on the plans to show the location of the garages.	Unresolved
38.	Planning and Development	The development plan states the maximum height is sixty (60) feet, please advise that the Applicant will need to obtain approval from the F.A.A. for buildings exceeding thirty-five (35) feet in height.	Unresolved
39.	Planning and Development	Please provide a School Impact Analysis. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Unresolved
40.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meeting link for requirements that must be met. It is recommended to send staff a copy of the community meeting flyer draft to ensure it meets reequirement per the code. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
41.	Planning and Development	Please note that an outdoor lighting plan will be required during the site plan review. The plan must demonstrate compliance with the outdoor lighting requirements outlined in Part 15 of the Seminole County Land Development Code	Info Only
42.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
43.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
44.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

45.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
46.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
47.	Public Works - County Surveyor	No closing bearing and distance on the western parcel., No identification for the Found Capped iron rod in the SE corner of said parcel. Please review note 1 of the surveyor's notes. why did you not tie the FPL easement to the boundary and give it bearings and distances? note 15 on schedule if the easement is blanket in nature then state so. in the middle of parcel one is a note referring to a sheet three but the survey at the bottom right states sheet 2 of 2.	Unresolved
48.	Public Works - Engineering	The plan does not address the existing flood plains or the proposed flood plains. We need to see the proposed post development compensating storage area as it affects the buildable area.	Unresolved
49.	Public Works - Engineering	There are concerns with the access location as shown there is a widening project by the County for Chapman Road and the Expressway bridge widening of Toll Road 417. There are sight visibility and separation concerns with the connection as shown. Please Co-ordinate with Public Work on the access location. The access needs to be adjusted west.	Unresolved
50.	Public Works - Engineering	The terra Lane will have to be vacated as part of the development. The new access to the back parcels will have to be constructed as part of the development and dedicated to the Public. The location of the access drive	Info Only

		may impact the flood plains. The road will have to be compensated for and built above the flood plains.	
51.	Public Works - Engineering	The exact location of the new Terra Lane may have to be adjusted based on the Slavia Road widening project.	Info Only
52.	Public Works - Engineering	Please note that the site has been filled. The geotechnical evaluation should show how much fill was installed and that volume will have to be compensated for. Please note that there may be muck on the property. In some cases, in this area, it is extensive and deep. Please be sure that there are sufficient deep borings to capture this.	Info Only
53.	Public Works - Engineering	There is required to be a 20' minimum drainage easement along the top of bank for the Bear Gulley Canal based on the width of the canal. The overall drainage easement may be much wider depending on if or where the ditch falls on the property. The Terra Lane may be shown in the slope of the canal. Please better show the canal. Please match the drainage easement as shown south of the property as it seems to be sized accordingly. This will most likely affect the layout as shown. Please adjust and show all.	Unresolved
54.	Public Works - Engineering	The ponds, slopes, etc. will have to meet County standards at final engineering. Nothing in this layout is intended to approve any deviations from the Public Works Engineering Manual requirements. Density and layout may have to be adjusted or reduced based on final engineering design.	Info Only
55.	Public Works - Engineering	The parking at the entrance may need to be adjusted back from the ROW. Provide at least 40' from the ROW.	Unresolved
56.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Unresolved

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	Corrections Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/19/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Raymond Phillips, Kaitlyn Apgar, Jim Potter, Arturo Perez
<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 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

Watershed Atlas

Seminole Co. Property Appraiser

www.seminolecountyfl.gov/gm/building/flood/index.aspx

www.seminole.wateratlas.usf.edu

www.scpaf1.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0261

Title:

W SR 46 - PRE-APPLICATION

Project Number: 26-80000026

Project Description: Proposed Special Exception for a landscape company on 6.74 acres in the A-1 zoning district located on the south side of W SR 46, east of Glade View Dr

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

Parcel ID: 25-19-29-300-0270-0000+

BCC District: 5-Herr

Applicant: Mihaela Lafleur

Consultant: Doug Kelly (407) 268-8583



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

PROJ. #: 26-80000026
 PM: Hilary
 REC'D: 3/2/26

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: 6275 W SR 46
 PARCEL ID #(S): 25-19-29-300-0270-0000 & 25-19-29-300-027A-0000
 TOTAL ACREAGE: 6.74 BCC DISTRICT: D5
 ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Mihaela Lafleur COMPANY: Lafleur Properties & Consulting LLC
 ADDRESS: 50 Central Ave # 1505
 CITY: Sarasota STATE: FL ZIP: 34236
 PHONE: EMAIL:

CONSULTANT

NAME: Doug Kelly COMPANY: England Thims & Miller, Inc
 ADDRESS: 1411 Edgewater Drive
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.268.8583 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Special request to allow landscap contractor use to operate on the A-1 property

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/13 COM DOC DUE: 3/19 DRC MEETING: 4/1

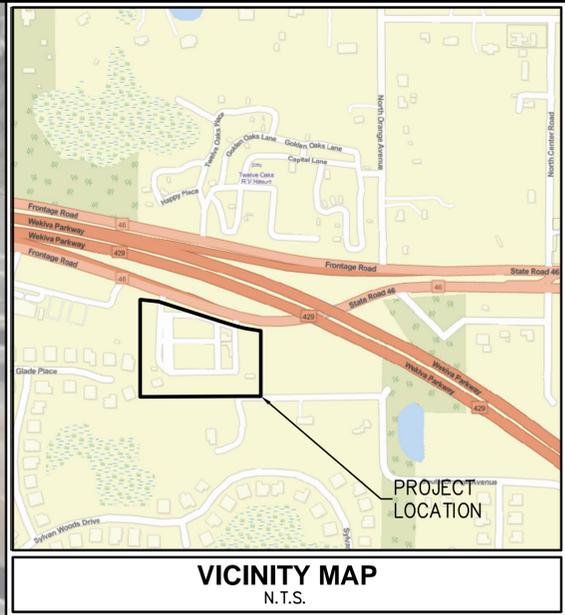
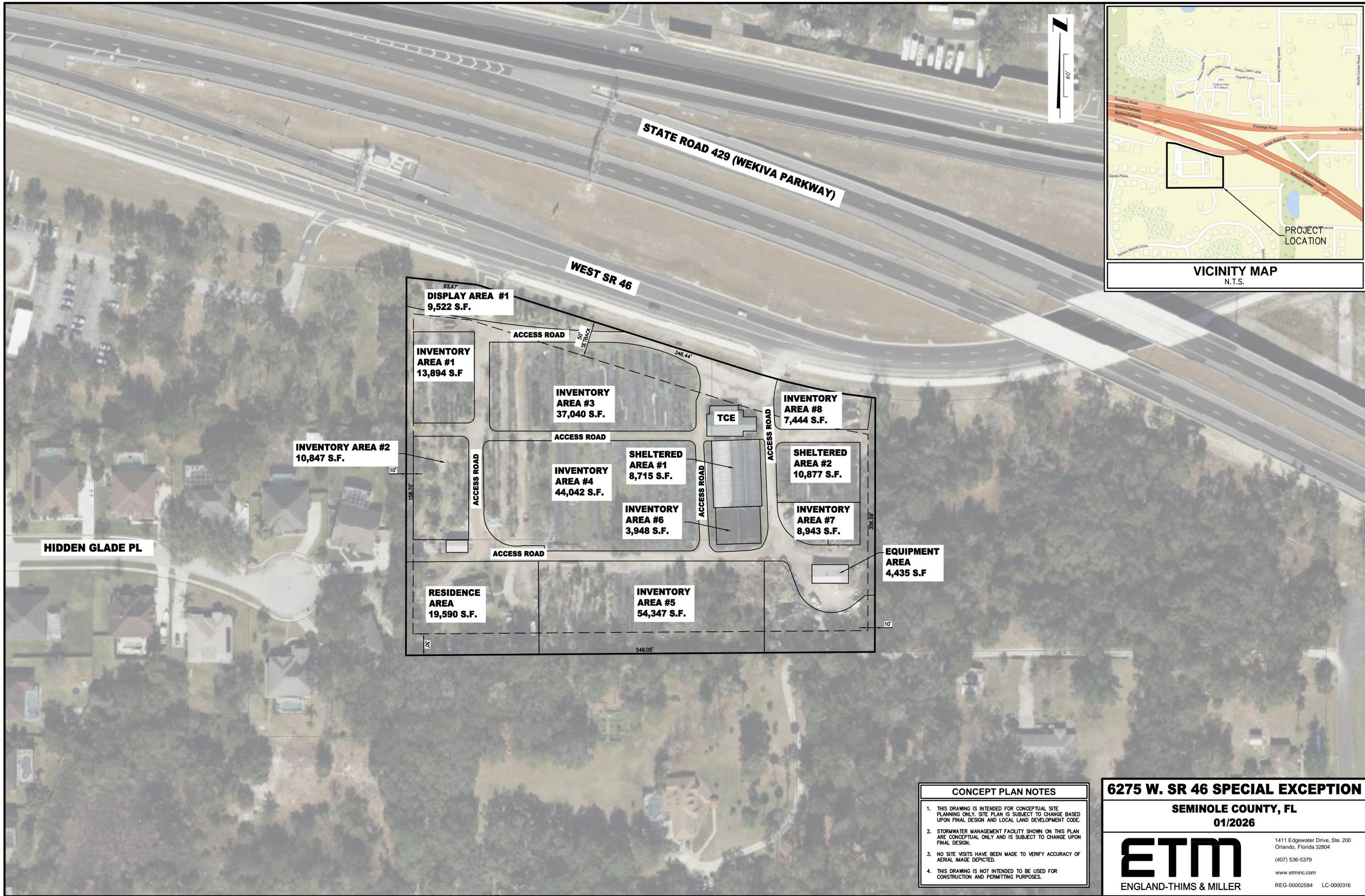
PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE LOCATION: on the south side of W SR 46, east of Glade View Dr
 W/S: Seminole County BCC: 5: Herr

March 2, 2026

The subject property encompasses approximately 6.6 acres and is the site of an existing wholesale plant nursery. The property is currently zoned A-1 with a Suburban Estate Future Land Use designation. The purpose of this special exception request is to allow for the addition of a landscape contractor as an accessory to the existing wholesale nursery use. There will be no change in access.





- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
 4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

6275 W. SR 46 SPECIAL EXCEPTION
SEMINOLE COUNTY, FL
01/2026

ETM
 ENGLAND-THIMS & MILLER

1411 Edgewater Drive, Ste. 200
 Orlando, Florida 32804
 (407) 536-5379
 www.etm-inc.com
 REG-00002584 LC-0000316

PLOT/TECH: January 29, 2026 - 3:37 PM, BY: Kyle Jackson

Property Record Card



Parcel: **25-19-29-300-0270-0000**
 Property Address: **6275 W SR 46 SANFORD, FL 32771**
 Owners: **LAFLEUR PROPERTIES & CONSULTING LLC**
 2026 Market Value \$945,390 Assessed Value \$622,963 Taxable Value \$622,963
 2025 Tax Bill \$6,556.04 Tax Savings with Non-Hx Cap \$3,693.62
 Ornaments property w/1st Building size of 960 SF and a lot size of 3.59 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-19-29-300-0270-0000
Property Address	6275 W SR 46 SANFORD, FL 32771
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornaments
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$460,823	\$465,402
Depreciated Other Features	\$35,442	\$34,217
Land Value (Market)	\$449,125	\$449,125
Land Value Agriculture	\$126,698	\$126,698
Just/Market Value	\$945,390	\$948,744
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,865
P&G Adjustment	\$0	\$0
Assessed Value	\$622,963	\$588,452

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,249.66
Tax Bill Amount	\$6,556.04
Tax Savings with Exemptions	\$3,693.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
 S 660 FT OF N 1650 FT OF W
 660 FT OF E 1320 FT OF NW
 1/4 (LESS BEG 1145.01 FT S
 + 890 FT W OF N 1/4 COR
 RUN S 346.21 FT W 430 FT N
 363.76 FT SELY ALONG RD
 430.67 FT TO BEG + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$622,963	\$0	\$622,963
Schools	\$622,963	\$0	\$622,963
SJWM(Saint Johns Water Management)	\$622,963	\$0	\$622,963

Sales

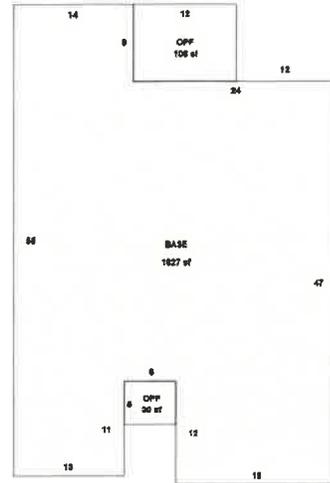
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Improved	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Improved	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Improved	No
QUIT CLAIM DEED	9/1/1994	\$100	02839/0203	Improved	No
QUIT CLAIM DEED	3/1/1994	\$100	02753/1405	Improved	No
WARRANTY DEED	7/1/1988	\$54,000	01984/1102	Vacant	No
WARRANTY DEED	7/1/1988	\$27,000	01984/1099	Vacant	No
TRUSTEE DEED	7/1/1988	\$27,000	01984/1096	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$17,700	01084/0182	Improved	No
WARRANTY DEED	1/1/1973	\$40,000	00970/0988	Improved	Yes

Land

Units	Rate	Assessed	Market
2.59 Acres	\$125,000/Acre Market, \$655/Acre AG	\$1,698	\$324,125
1 Acres	\$125,000/Acre	\$125,000	\$125,000

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	2013
Bed	
Bath	
Fixtures	7
Base Area (ft ²)	1827
Total Area (ft ²)	1965
Constuction	CB/STUCCO FINISH
Replacement Cost	\$164,477
Assessed	\$157,076

* Year Built = Actual / Effective

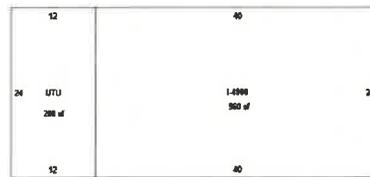


Building 2

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	108
OPEN PORCH FINISHED	30

Building Information	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1990/1991
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$47,900
Assessed	\$29,698

* Year Built = Actual / Effective

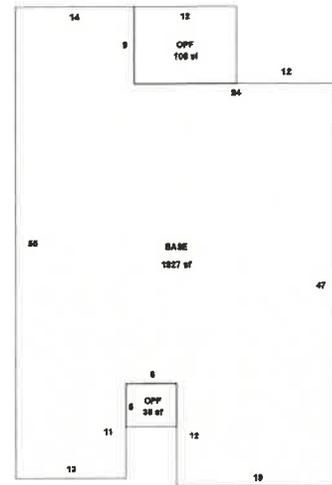


Building 1

Appendages	
Description	Area (ft ²)
UTILITY UNFINISHED	288

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1900
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$300,328
Assessed	\$274,049

Sketch by Ryan Beach



Building 3

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
CANOPY	560

Permits

Permit #	Description	Value	CO Date	Permit Date
08838	ELECTRICAL	\$18,400		5/30/2018
11340	DEMOLISH ALL COMMERCIAL BUILDINGS/STRUCTURES	\$25,000		8/18/2017
10748	ELECTRICAL	\$2,200		8/7/2017
01390	WHOLE HOUSE WATER TREATMENT SYSTEM	\$5,940		2/18/2014
04961	08/27/2013 04:25:34 PM Created by: Kim Permit Key 12013061404961 was added!	\$200,725	12/10/2013	6/14/2013
04265	INSTALL A/C UNIT	\$2,000		6/1/1995
01644	FAIRFIELD FARMS STORAGE BARN	\$99,000		3/1/1994
01645	FAIRFIELD FARMS STORAGE BARN	\$14,080		3/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1980	1	\$0	\$0
CARPOT 1	1980	1	\$3,000	\$1,800
FIREPLACE 1	2013	1	\$3,000	\$2,100
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
GREENHOUSE	2016	6370	\$23,442	\$23,442

GREENHOUSE

2016

3000

\$6,000

\$6,000

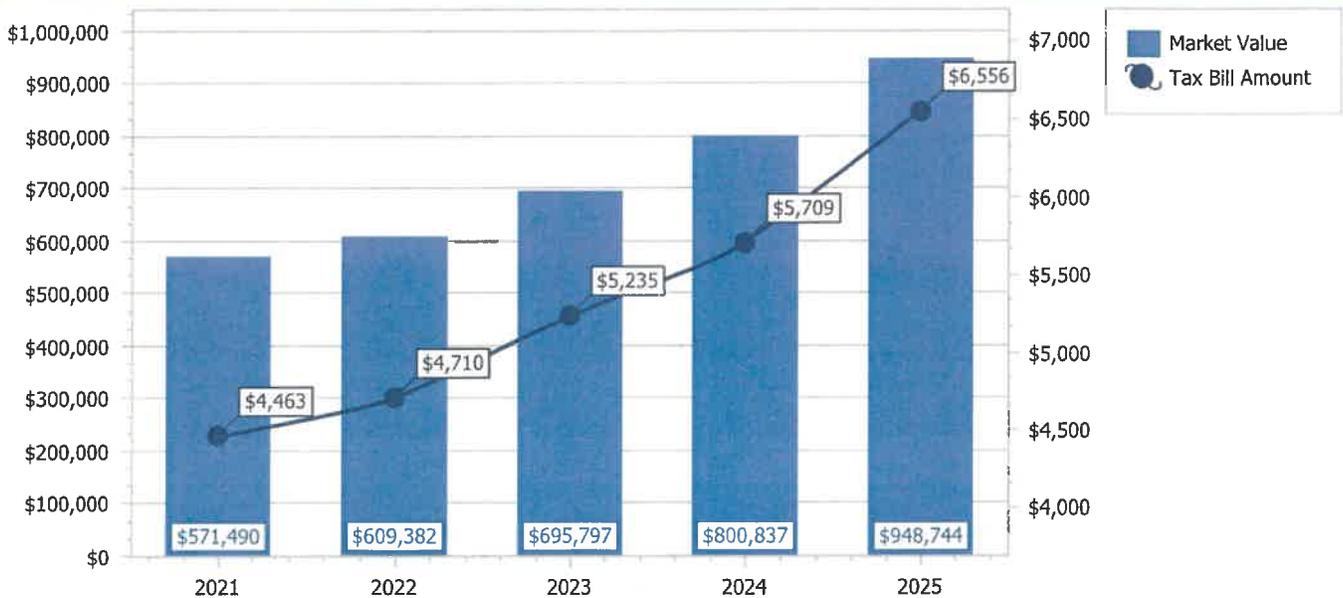
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Property Record CardA



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Parcel LocationA



Site ViewA



25192930002700000 04/19/2023

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Number of Buildings	3	3
Depreciated Building Value	\$460,823	\$465,402
Depreciated Other Features	\$35,442	\$34,217
Land Value (Market)	\$449,125	\$449,125
Land Value Agriculture	\$126,698	\$126,698
Just/Market Value	\$945,390	\$948,744
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,865
P&G Adjustment	\$0	\$0
Assessed Value	\$622,963	\$588,452

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$10,249.66
Tax Bill Amount	\$6,556.04
Tax Savings with Exemptions	\$3,693.62

Owner(s)A

Name - Ownership Type
 LAFLEUR PROPERTIES & CONSULTING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 25 TWP 19S RGE 29E
 S 660 FT OF N 1650 FT OF W
 660 FT OF E 1320 FT OF NW
 1/4 (LESS BEG 1145.01 FT S
 + 890 FT W OF N 1/4 COR
 RUN S 346.21 FT W 430 FT N
 363.76 FT SELY ALONG RD
 430.67 FT TO BEG + RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$622,963	\$0	\$622,963
Schools	\$622,963	\$0	\$622,963
SJWM(Saint Johns Water Management)	\$622,963	\$0	\$622,963

SalesA

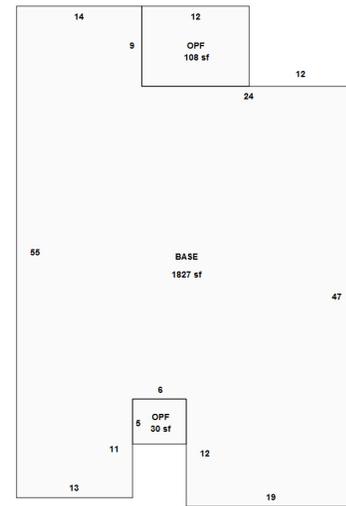
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Improved	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Improved	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Improved	No
QUIT CLAIM DEED	9/1/1994	\$100	02839/0203	Improved	No
QUIT CLAIM DEED	3/1/1994	\$100	02753/1405	Improved	No
WARRANTY DEED	7/1/1988	\$54,000	01984/1102	Vacant	No
WARRANTY DEED	7/1/1988	\$27,000	01984/1099	Vacant	No
TRUSTEE DEED	7/1/1988	\$27,000	01984/1096	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$17,700	01084/0182	Improved	No
WARRANTY DEED	1/1/1973	\$40,000	00970/0988	Improved	Yes

LandA

Units	Rate	Assessed	Market
2.59 Acres	\$125,000/Acre Market, \$655/Acre AG	\$1,698	\$324,125
1 Acres	\$125,000/Acre	\$125,000	\$125,000

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	2013
Bed	
Bath	
Fixtures	7
Base Area (ft ²)	1827
Total Area (ft ²)	1965
Constuction	CB/STUCCO FINISH
Replacement Cost	\$164,477
Assessed	\$157,076

* Year Built = Actual / Effective



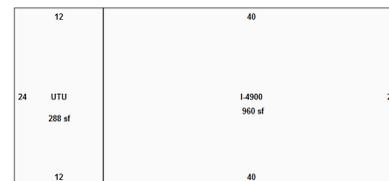
Sketch by Apen Sketch

Building 2

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	108
OPEN PORCH FINISHED	30

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1990/1991
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$47,900
Assessed	\$29,698

* Year Built = Actual / Effective

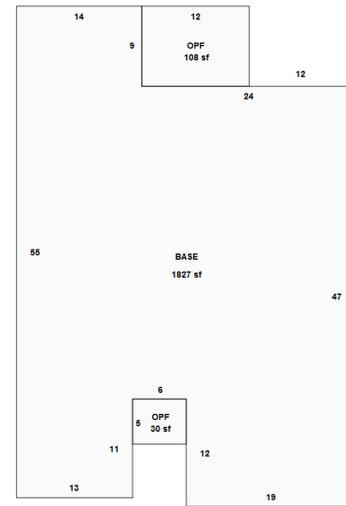


Sketch by Apen Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
UTILITY UNFINISHED	288

Building InformationA	
#	3
Use	MASONRY PILASTER
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1900
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$300,328
Assessed	\$274,049



Sketch by: Apex Sketch

Building 3

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CANOPY	560

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08838	ELECTRICAL	\$18,400		5/30/2018
11340	DEMOLISH ALL COMMERCIAL BUILDINGS/STRUCTURES	\$25,000		8/18/2017
10748	ELECTRICAL	\$2,200		8/7/2017
01390	WHOLE HOUSE WATER TREATMENT SYSTEM	\$5,940		2/18/2014
04961	08/27/2013 04:25:34 PM Created by: Kim Permit Key 12013061404961 was added!	\$200,725	12/10/2013	6/14/2013
04265	INSTALL A/C UNIT	\$2,000		6/1/1995
01644	FAIRFIELD FARMS STORAGE BARN	\$99,000		3/1/1994
01645	FAIRFIELD FARMS STORAGE BARN	\$14,080		3/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1980	1	\$0	\$0
CARPORT 1	1980	1	\$3,000	\$1,800
FIREPLACE 1	2013	1	\$3,000	\$2,100
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
GREENHOUSE	2016	6370	\$23,442	\$23,442

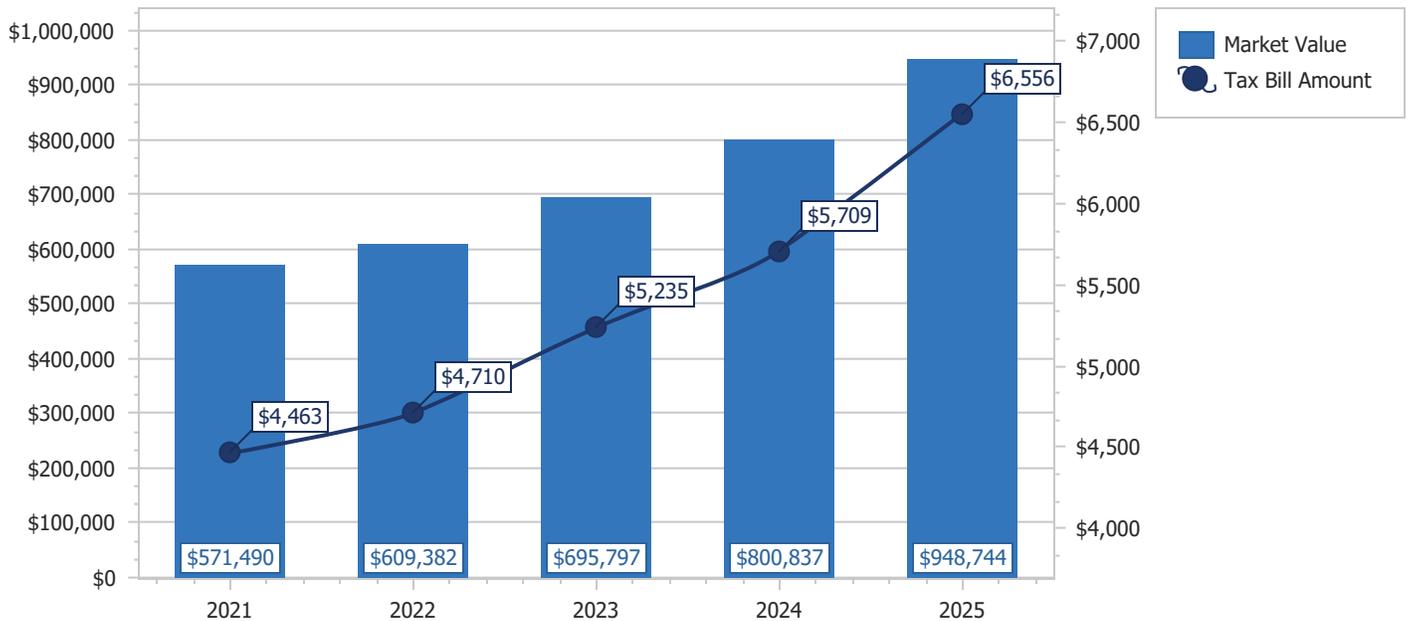
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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

PROJECT NAME:	W SR 46 - PRE-APPLICATION	PROJ #: 26-8000026
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/03/26	
RELATED NAMES:	EP DOUG KELLY	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	25-19-29-300-0270-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A LANDSCAPE CONTRACTOR ON 6.74 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W SR 46, EAST OF GLADE VIEW DR	
NO OF ACRES	6.74	
BCC DISTRICT	5: Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF W SR 46, EAST OF GLADE VIEW DR	
FUTURE LAND USE	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MIHAELA LAFLEUR LAFLEUR PROPETIES & CONSULTING LLC 50 CENTRAL AVE #1505 SARASOTA FL 34236	DOUG KELLY ENGLAND THIMS & MILLER INC 1411 EDGEWATER DR ORLANDO FL 32804 (407) 268-8583	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Suburban Estates and has zoning designations of A-1 (Agriculture). In the A-1 zoning district, a landscape contractor as an accessory to a wholesale nursery or tree farm would require Special Exception approval. A retail nursery is not permitted.
- The Special Exception process takes at least four months to complete and requires you to hold a community meeting and attend two public hearings.
- The proposed project is subject to the Site Plan review process.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
2	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELA_USCLIN
4	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPL_IRPLSURE
5	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4

9	Buffers and CPTED	<p>Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.</p>
10	Building Division	<ul style="list-style-type: none"> - Permitting Requirements for Future Construction - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...
11	Comprehensive Planning	<p>Site has a Future Land Use of Suburban Estates (SE). Please note Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, a landscape contractor which is accessory to wholesale nursery may be an allowable use in SE FLU and will need to also be consistent with the underlying zoning.</p>

12	Comprehensive Planning	Site is located in the East Lake Sylvan Transitional Area. Per Policy FLU 2.3.2 Recognition of the East Lake Sylvan Transitional Area: No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area. Please note that non-residential development will require an "equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area" showing that the plan does not create an excessive impact.
13	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.
14	Environmental Services	No utility work proposed as a part of this project. No review required.
15	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and has zoning designations of A-1 (Agriculture). In the A-1 zoning district, a landscape contractor as an accessory to a wholesale nursery or tree farm would require Special Exception approval. A retail nursery is not permitted.
16	Planning and Development	Staff will recommend that the landscape contractor storage and parking area be placed in an area away from adjacent neighbors. Additional buffering of the landscape contractor area will be recommended as a condition of approval by staff.
17	Planning and Development	The Special Exception process takes at least four months to complete and requires you to hold a community meeting and attend two public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
18	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf

19	Planning and Development	<p>SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria:</p> <ul style="list-style-type: none"> (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards; and (6) Meets the following additional requirements in A-1: <ul style="list-style-type: none"> i. Is consistent with the general zoning plan of the rural zoning classifications; and ii. Is not highly intensive in nature; and iii. Is compatible with the concept of low-density rural land use; and iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.
20	Planning and Development	<p>An applicant for a special exception shall file with the Planning & Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.</p>
21	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community 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).</p>
22	Planning and Development	<p>The proposed project is subject to Site Plan review process. SCLDC Chapter 40.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>

23	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
24	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
25	Planning and Development	The building setbacks for the A-1 zoning district are: Front - 50 feet Side yard - 10 feet Rear - 30 feet
26	Planning and Development	The maximum allowable building height is 35 feet.
27	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE

28	Planning and Development	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.
29	Planning and Development	Per Sec. 30.11.6.2 Design of off-street parking requirements Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.
30	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
31	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.
32	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

33	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
34	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.
35	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.
36	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.
37	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slopes generally west.
38	Public Works - Engineering	Based on a preliminary review, the site appears to outfall across several private properties to Lake Sylvan which is considered land locked.
39	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
40	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA). There are specific code requirements for development in this area.
41	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
42	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

43	Public Works - Engineering	The plan does not show any retention and does not appear to show the location of the parking and storage for the Landscape company vehicles and materials. A site plan will be required to address the change in use and meet water quality for the entire site and hold the 100-year, 24-hour storm volume for any new impervious.
44	Public Works - Impact Analysis	No Review Required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 27, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0263

Title:

SANPIK OFFICE - PD FDP AS AN ENGINEERED SITE PLAN

Project Number: 26-20500004

Project Description: Proposed PD FDP as an Engineered Site Plan for a warehouse storage on 6.10 acres located on the west side of Beardall Ave, north of Moores Station Rd

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

Parcel ID: 04-20-31-300-0340-0000

BCC District: 5-Herr

Applicant: Matthew Sands (407) 988-1033

Consultant: Jason Bullard (407) 743-0104



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

PROJ. #: 26-20500004

Received & paid: 2/25/26

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

Form with application types and fees:
- LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE)
- LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE LSFLUA FEE + 50% OF REZONE FEE = TOTAL LSFLUA AND REZONE FEE
- SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES) \$3,500
- SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES) \$3,500 + 50% OF REZONE FEE
- TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT) \$3,000
- TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT) \$1,000
- REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
- [X] PD REZONE**
 - PD REZONE \$4,000 + \$75/ACRE* (\$10K MAX. FEE)
 - PD FINAL DEVELOPMENT PLAN \$1,000
 - [X] PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
 (TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE
 (TOTAL SF OF NEW ISA 85,853 /1,000 = 85.85)^ x \$25 + \$2,500 = FEE DUE: \$4,646.25
 EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50
 - PD MAJOR AMENDMENT \$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
 - PD MINOR AMENDMENT \$1,000
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
 - 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: Sanpik Office

PARCEL ID #(S): 04-20-31-300-0340-0000

LOCATION: 2850 S. Beardall Avenue, Sanford, FL 32773

EXISTING USE(S): Vac Comm w/ Site Improvements PROPOSED USE(S): Office, Warehouse Storage, Outdoor Storage of Contractor's Equipment

TOTAL ACREAGE: +/- 6.07 AC

BCC DISTRICT: 5 [Herr](#)WATER PROVIDER: ~~Private~~ [Sanford](#)SEWER PROVIDER: ~~Private~~ [City of Sanford](#)

CURRENT ZONING: PD

PROPOSED ZONING: PD

CURRENT FUTURE LAND USE: HIP-AP

PROPOSED FUTURE LAND USE: HIP-AP

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Matthew Sands

COMPANY: Bill-Matt Properties, LLC.

ADDRESS: 1424 N. Ronald Reagan Blvd., Suite 1300

CITY: Longwood

STATE: Florida

ZIP: 32750

PHONE: 407-988-1033

EMAIL: **CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Jason Bullard

COMPANY: Exo Limited, LLC.

ADDRESS: 3319 Maguire Blvd., Suite 130

CITY: Orlando

STATE: Florida

ZIP: 32803

PHONE: 407-743-0104

EMAIL: **OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Matthew Sands, William Picek

Bill-Matt Properties, LLC.

ADDRESS: 1424 N. Ronald Reagan Blvd., Suite 1300

CITY: Longwood

STATE: Florida

ZIP: 32750

PHONE: 407-988-1033

EMAIL: 

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

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)

2/24/20

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, Matthew Sands, the owner of record for the following described property [Parcel ID Number(s)] 04-20-31-300-0340-0000 hereby designates Exo Limited, LLC. (Jason Bullard) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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	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: _____

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.

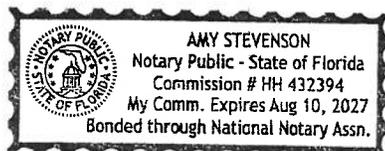
1/19/2026
Date

[Signature]
Property Owner's Signature

Matthew Sands
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Matthew Sands (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 19th day of January, 2026.



[Signature]
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
Matthew Sands	167 Citation Way Lake Mary, FL. 32746	407-450-6969 (C)
William Picek	24936 Derby Dr, Sorrento, FL 32776	407-625-6300 (c)

(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

(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: N/A

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(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

(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: Bill_Matt Properties, LLC - 33-2326390

NAME	TITLE	ADDRESS	% OF INTEREST
Matthew Sands	President	1424 Ronald Regan Blvd Ste.1300 Longwood, FL 32750	50
William Picek	VP	1424 Ronald Regan Blvd Ste.1300 Longwood, FL 32750	50

(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

(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:

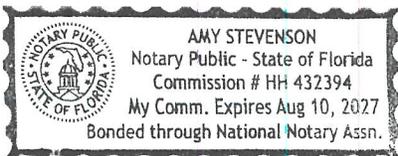
2/18/2026
Date

[Signature]
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 18th day of February, 2026, by Matthew Sands, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public



Amy Stevenson EXP: 8/10/2027
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

BILL-MATT PROPERTIES, LLC

Filing Information

Document Number L24000507808
FEI/EIN Number 33-2326390
Date Filed 12/05/2024
State FL
Status ACTIVE

Principal Address

1424 N RONALD REAGAN BLVD STE 1300
 LONGWOOD, FL 32750

Mailing Address

1424 N RONALD REAGAN BLVD STE 1300
 LONGWOOD, FL 32750

Registered Agent Name & Address

BREWERLONG PLLC
 407 WEKIVA SPRINGS RD STE 241
 LONGWOOD, FL 32751

Authorized Person(s) Detail

Name & Address

Title P

SANDS, MATTHEW

176 CITATION CT
 LAKE MARY, FL 32746

Title VP

PICEK, WILLIAM
 24936 DERBY DR
 SORRENTO, FL 32776

Annual Reports

Report Year	Filed Date
2025	04/17/2025

2026

01/13/2026

Document Images

[01/13/2026 -- ANNUAL REPORT](#)

View image in PDF format

[04/17/2025 -- ANNUAL REPORT](#)

View image in PDF format

[12/05/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

Property Record Card



Parcel: 04-20-31-300-0340-0000
Property Address: 2850 S BEARDALL AVE SANFORD, FL 32773
Owners: BILL-MATT PROPERTIES LLC
 2026 Market Value \$913,262 Assessed Value \$913,262 Taxable Value \$913,262
 2025 Tax Bill \$6,574.31 Tax Savings with Non-Hx Cap \$736.55
 Vac Comm W/ Site Improvements property has a lot size of 6.10 Acres

Parcel Location



Site View

Parcel Information

Parcel	04-20-31-300-0340-0000
Property Address	
Mailing Address	1424 N RONALD REAGAN BLVD STE 1300 LONGWOOD, FL 32750-6508
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$12,826	\$12,827
Land Value (Market)	\$900,436	\$521,632
Land Value Agriculture	\$0	\$0
Just/Market Value	\$913,262	\$534,459
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$87,373
P&G Adjustment	\$0	\$0
Assessed Value	\$913,262	\$447,086

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,310.86
Tax Bill Amount	\$6,574.31
Tax Savings with Exemptions	\$736.55

Owner(s)

Name - Ownership Type
BILL-MATT PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E N 230 FT OF S 1375
FT OF E 1/2 OF SW 1/4 (LESS N 120 FT OF E 334
FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$913,262	\$0	\$913,262
Schools	\$913,262	\$0	\$913,262
FIRE	\$913,262	\$0	\$913,262
ROAD DISTRICT	\$913,262	\$0	\$913,262
SJWM(Saint Johns Water Management)	\$913,262	\$0	\$913,262

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2025	\$1,060,000	10850/0431	Improved	Yes
WARRANTY DEED	12/1/2007	\$450,000	06896/0499	Improved	Yes
QUIT CLAIM DEED	8/1/2007	\$100	06804/1798	Improved	No
PROBATE RECORDS	7/1/2000	\$100	03886/1937	Improved	No
QUIT CLAIM DEED	4/1/1987	\$100	01833/1009	Improved	No
QUIT CLAIM DEED	6/1/1982	\$100	01397/0997	Improved	No
WARRANTY DEED	1/1/1973	\$18,500	00994/0237	Improved	Yes

Land

Units	Rate	Assessed	Market
258,746 SF	\$4.35/SF	\$900,436	\$900,436

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
18531	2850 S BEARDALL AVE: DEMO RESIDENTIAL-2-Story Single Family Home	\$8,500		7/27/2021
16061	2850 S BEARDALL AVE: FENCE/WALL COMMERCIAL-	\$12,588		11/13/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNS/AVG	1989	960	\$0	\$0
6' CHAIN LINK FENCE - LIN FT	2021	920	\$14,251	\$12,826

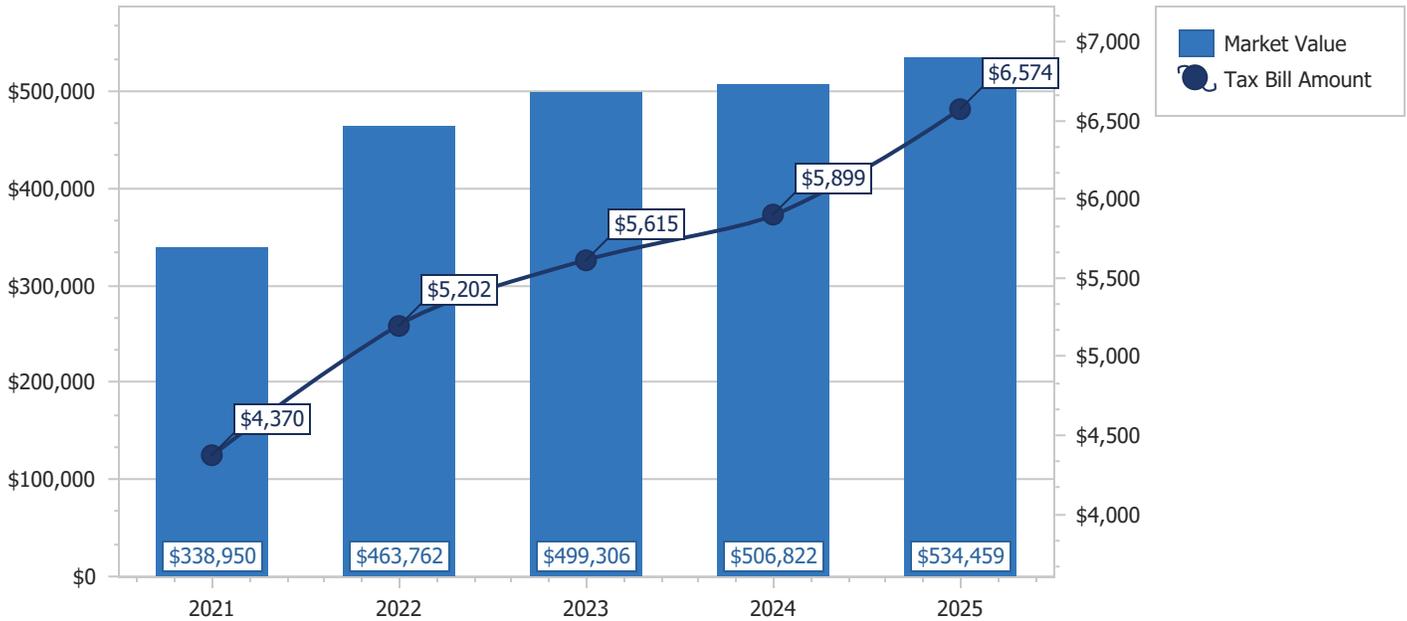
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/25/2026 11:50:14 AM
Project: 26-20500004
Credit Card Number: 37*****5003
Authorization Number: 240429
Transaction Number: 250226O18-50390FA2-C0DA-4E5C-B463-6B56142868F5
Total Fees Paid: 4736.85

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	4646.25
CC CONVENIENCE FEE -- PZ	90.60
Total Amount	4736.85

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	SANPIK OFFICE - PD FDP AS AN ENGINEERED SITE PLAN	PROJ #: 26-20500004
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	2/25/26	
RELATED NAMES:	Z2026-07	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-20-31-300-0340-0000	
PROJECT DESCRIPTION	PROPOSED PD FDP AS AN ENGINEERED SITE PLAN FOR A WAREHOUSE STORAGE ON 6.10 ACRES LOCATED ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
NO OF ACRES	6.10	
BCC DISTRICT	5: HERR	
LOCATION	ON THE WEST SIDE OF BEARDALL AVE, NORTH OF MOORES STATION RD	
SEWER UTILITY	SANFORD	
WATER UTILITY	CITY OF SANFORD	
APPLICANT:	CONSULTANT:	
MATTHEW SANDS BILL-MATT PROPERTIES LLC 1424 N RONALD REAGAN BLVD STE LONGWOOD FL 32750 (407) 988-1033	JASON BULLARD EXO LIMITED LLC 3319 MAGUIRE BLVD STE 130 ORLANDO FL 32803 (407) 743-0104	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On the landscape plan, please revise the buffer calculations to state the type of plant group that is being used for each buffer along the north, south and eastern portions of the site. Once the plant groups have been selected by the Applicant the buffer calculations will need to be revised.	Unresolved
2.	Buffers and CPTED Annie Sillaway	On the landscape plan, please provide the type of trees that are being preserved as part of the plant key.	Unresolved
3.	Buffers and CPTED Annie Sillaway	The Variegated Lily Turfed is not an approved plant; however, the Lily Turf "Liriope spp" is an approved ground cover. Please revise the plant key to select another type of ground cover from the approved Plant Species List under Sec. 30.14.18 - Table 14.1.	Unresolved
4.	Buffers and CPTED Annie Sillaway	The "Asiatic Jasmine" is not an approved plant species; however, the "Confederate Jasmine" is an approved species. Please revise the plat key to show an approved plant species from Sec. 30.14.18 - Table 14.1.	Unresolved
5.	Buffers and CPTED Annie Sillaway	Please refer to the "Resources" folder to find the example plant unit calculations and the plant group opinions.	Info Only
6.	Buffers and CPTED Annie Sillaway	Comments may be forth coming based on the resubmittal.	Info Only
7.	Buffers and CPTED Annie Sillaway	On the landscape plan, Laurel Oaks are identified in the plant key and called out on the plan. If these trees are intended to be preserved, coordinate with the Natural Resources Officer to schedule a site visit, or obtain an arborist report confirming that the trees are healthy.	Unresolved
8.	Environmental Services James Van Alstine	On Sheet C-000: Cover, please update the utility owner contact information for sanitary sewer service - future to be the City of Sanford, not Seminole County Utilities. The County does not plan on ever expanding utilities into this area in the future as it is already claimed by the City of Sanford.	Unresolved
9.	Natural	The T&E report by Atlantic Ecological Consultants	Unresolved

	Resources Sarah Harttung	states that the property is entirely upland, but a wetland map was provided. County maps also indicate the presence of wetlands on the western side of the parcel. Wetlands are shown to be filled on the demolition plan. Provide a copy of the report that matches the on site conditions.	
10.	Natural Resources Sarah Harttung	Provide wetland mitigation documentation.	Unresolved
11.	Natural Resources Sarah Harttung	A 100% gopher tortoise survey will be required at the pre-construction meeting.	Info Only
12.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
13.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
14.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g) Show more detailed grading around the trees proposed to be saved.	Unresolved
15.	Planning and Development Annie Sillaway	On the coversheet, please under the PD name Sandpik Office, state that it is a Final Development Plan as an Engineered Site Plan.	Unresolved
16.	Planning and Development Annie Sillaway	On all of the sheets, please state in the title block under Sanpik Office that it is a Final Development Plan as an Engineered Site Plan.	Unresolved
17.	Planning and Development Annie Sillaway	On the site plan sheet under the site data, the PD Name that is stated is different that the PD name that is on the coversheet and the title block. Please revise to state the correct PD name.	Unresolved
18.	Planning and Development Annie Sillaway	On the site plan under the site data, please revise the total square feet of the site from 264,431 sq. ft. to 264,409.2 sq. ft.	Unresolved
19.	Planning and Development Annie Sillaway	On the site plan, please place a note that states, "The proposed development will be completed in __ (state how many phases) ____."	Unresolved
20.	Planning and Development Annie Sillaway	On the site plan under the site data, please add to the open space the breakdown of what will be counted toward the open space calculations. Please refer to Sec. 30.14.2.2 Nonresidential Open Space. (a) The	Unresolved

		<p>purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> <p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <ol style="list-style-type: none"> (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. <p>(e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph</p> <p>(g) below and the following criteria:</p> <ol style="list-style-type: none"> (1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and (2) The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables. <p>(f) Conservation areas, defined for the purposes of this</p>	
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		<p>Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.</p> <p>(g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.</p> <p>(h) Site features noted in Section 30.14.2.5 may also be counted as open space.</p>	
21.	Planning and Development Annie Sillaway	On the overall site plan under the site data, please revise the building setback to state required and proposed building setbacks.	Unresolved
22.	Planning and Development Annie Sillaway	On the site plan under the site data, please revise the landscape buffers to state the required and proposed buffers.	Unresolved
23.	Planning and Development Annie Sillaway	On the site plan, please provide the boundary dimensions of the site.	Unresolved
24.	Planning and Development Annie Sillaway	On the site plan, please provide dimensions of the building.	Unresolved
25.	Planning and Development Annie Sillaway	On the site plan, please show the location of any proposed utility or drainage easement on site.	Unresolved
26.	Planning and Development Annie Sillaway	On the site plan, please dimension the parking spaces.	Unresolved
27.	Planning and Development Annie Sillaway	On the site plan under the site data, please revise the required parking calculations to include both uses of office and warehouse. The off-street parking requirements are: Manufacturing Concerns and Warehouses - 1 space / 2 employees Plus 1 space / company vehicle and Office - General Business / Retail / Office (including Shopping Centers) First 10,000 sq. ft. - 4 spaces / 1,000 sq. ft. and Above 10,000 sq. ft. - 3 spaces / 1,000 sq. ft.	Unresolved
28.	Planning and Development Annie Sillaway	On the site plan, please show where the sign for the business will be placed on site.	Unresolved
29.	Planning and Development Annie Sillaway	On the site plan under the site data, please revise the maximum Floor Area Ratio (F.A.R.) from 1.0 to 0.65.	Unresolved
30.	Planning and Development Annie Sillaway	On the site plan under the site data, please provide the number of employees and hours of operation.	Unresolved

31.	Planning and Development Annie Sillaway	On the site plan under the site data, please provide the required bicycle parking for the proposed uses. Please refer to Sec. 30.11.7.1.	Unresolved
32.	Planning and Development Annie Sillaway	On the landscape plan, please demonstrate how the open space areas will be amenitized.	Unresolved
33.	Planning and Development Annie Sillaway	On the site plan, please provide the following notes: - State who the water and sewer provider are. - Utility lines will be designed to meet Seminole County requirements. (insert utility provider if not Seminole County), - All project signage shall comply with the Seminole County Land Development Code. (if in an overlay, check for additional signage restrictions) - Additional right-of-way dedication to Seminole County may be required. (if, applicable) - The stormwater system shall be designed in compliance with Seminole County. -Sidewalks will be constructed in compliance with Seminole County.	Unresolved
34.	Planning and Development Annie Sillaway	Please provide a photometric plan showing the location of all outdoor lighting being proposed on site. Informational: All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Unresolved
35.	Planning and Development Annie Sillaway	Please provide an approval letter from the City of Sanford for utilities either water or sewer or both. Please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Unresolved
36.	Planning and Development Annie Sillaway	Per Condition J in the Development Order, please provide architectural renderings of the proposed buildings.	Unresolved
37.	Public Safety - Addressing Amy Curtis	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only

38.	Public Safety - Addressing Amy Curtis	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
39.	Public Safety - Addressing Amy Curtis	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
40.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
41.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Multi-tenant residential buildings will be issued a building number from the standard grid map and further assigned (3) digit unit numbers. SCLDC SEC 90.5(2)	Info Only
42.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
43.	Public Safety - Addressing Amy Curtis	(Development Name) The site plan name SANPIK OFFICE, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov).	Info Only
44.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The address 2850 S Beardall AVE, Sanford, FL 32773 will be assigned and released after a building permit is issued. SCLDC 90.5 (7)	Info Only
45.	Public Safety - Fire Marshal Matthew Maywald	Utility plan notes for "knox box" shall be changed to knox key switch and SOS system for electric gate or knox pad lock for manual gate. Please clarify. Also please clarify clear width opening of the gate. This shall not be less than 20 ft.	Unresolved
46.	Public Safety - Fire Marshal Matthew Maywald	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	Unresolved

		system.	
47.	Public Safety - Fire Marshal Matthew Maywald	Please clarify on the utility plan as it shows a fire storage tank but also a potable line coming off the storage tank to the building. If water storage tank is for fire water, no other sources shall come off water storage tank.	Unresolved
48.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 4 of NFPA 1142 2017 edition. This shall also establish the minimum water required to be on site within the water storage tank.	Unresolved
49.	Public Safety - Fire Marshal Matthew Maywald	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved
50.	Public Safety - Fire Marshal Matthew Maywald	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14	Unresolved

		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. – A separate permit and review is required for the installation of private fire mains	
51.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
52.	Public Safety - Fire Marshal Matthew Maywald	Please clarify if the proposed fire tank is in lieu of fire flow requirements in NFPA 1 chapter 18.	Unresolved
53.	Public Safety - Fire Marshal Matthew Maywald	Plans shall establish compliance with NFPA 1142 and include but not limited to the total water supply to be provided and dry hydrant requirements including location.	Unresolved
54.	Public Safety - Fire Marshal Matthew Maywald	Dry hydrants shall be in accordance with NFPA 1142, and shall meet the location requirements outlined in chapter 8, including but not limited to distance being a minimum of 100 feet from any structure, no parking or obstacles within 20 feet of access side from the hydrant, protection from vehicle damage.	Unresolved
55.	Public Safety - Fire Marshal Matthew Maywald	Water delivery rate shall be provided and in accordance with NFPA 1142, table 4.6.1.	Unresolved
56.	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 1142, 7.1.2 - Where required by the AHJ, the minimum water supply shall be available prior to combustibles being brought on site.	Unresolved
57.	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 1142, 7.1.5 - In locations where adequate municipal-type water systems are not provided and additional fire protection is needed, minimum water supplies shall be established in, or transportable to, the designated area.	Unresolved
58.	Public Safety - Fire Marshal Matthew Maywald	Per NFPA 1142, 7.1.6 - Unless otherwise permitted by the AHJ, all approved nonpressurized water supply sources shall be accessible using dry hydrants that meet the requirements of this standard.	Unresolved

59.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
60.	Public Safety - Fire Marshal Matthew Maywald	Provide compliance with NFPA 22 4.2 Water Sources. 4.2.1* The adequacy and dependability of the water source for filling the tank are of primary importance and shall be fully determined, with due allowance for its reliability in the future. 4.2.1.1 Any source of water that is adequate in quality, quantity, pressure, and reliability to fill the tank in accordance with this standard shall be permitted. 4.2.1.2 Where the water supply from a public service main is not adequate in quality, quantity, or pressure, an alternative water source shall be provided. 4.2.1.3 The adequacy of the water supply shall be determined and evaluated prior to the specification and installation of the tank. 4.2.1.4 The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.	Unresolved
61.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on resubmittal.	Unresolved
62.	Public Safety - Fire Marshal Matthew Maywald	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Unresolved
63.	Public Works - County Surveyor Raymond Phillips	Why did you not hold the found iron rods 3 feet south of your western corners. you can't say that your holding a line parallel to the north line of the sw 1/4 as you didnt find the nw corner. You cannot have measured for 2 set corners (your west line) you cannot have measured along your north line to a corner you didnt find that would be (c) calculated. Its clear from the position of the fenceline on the north you should have held the found corner. 5j-17 requires that you should have set a witness corner for the corner you say tree on corner. why did you not hold the found corners on the right of way? there was no reason to set corners you could have if you didnt feel comfortable with the found corners just reported their miss. i am willing to bet that there is a corner on the south side of the chain link fence at the bend of your north property line. note 18 is not valid as you clearly label and surveyed the wetland line.	Unresolved
64.	Public Works - Engineering Jim Potter	Provide a stop bar and stop sign at the exit. (30" stop sign)	Unresolved

65.	Public Works - Engineering Jim Potter	Please verify the inbound and outbound Radii. It should be 35' for both.	Unresolved
66.	Public Works - Engineering Jim Potter	Please add the ADA statute with the fee. Please see the Public Works Engineering Manual details. F.A.C. 316.1955.	Unresolved
67.	Public Works - Engineering Jim Potter	There is an issue with the ROW. The ROW is only 40'. It is required to be 50' minimum to Moores Station Road unless approved by the County Engineer to provide less. Even if approved by the County Engineer, the frontage has to have 50' of ROW. Please revise the plans accordingly.	Unresolved
68.	Public Works - Engineering Jim Potter	Please provide a 5' sidewalk along the property frontage. The ditch may have to be piped to do this. Ensure that clear zone is provided. Paying into the sidewalk fund could be considered but it is approximately \$86 per linear foot and the area still has to be prepared for the sidewalk.	Unresolved
69.	Public Works - Engineering Jim Potter	ADA access is required to be taken to the public ROW. Provide the ADA path to the required sidewalk in the ROW.	Unresolved
70.	Public Works - Engineering Jim Potter	The ADA spaces are required to be as close as reasonably possible to the main entrance to the building. Please move the spaces accordingly. Be sure to adjust grading to meet cross slope requirements if needed. Provide spot elevations at the outside edges of the ADA spaces to ensure proper slopes at all points.	Unresolved
71.	Public Works - Engineering Jim Potter	There is required to be appropriate access to the retention pond. Please provide a gate to the pond.	Unresolved
72.	Public Works - Engineering Jim Potter	Please verify the setback from the septic drain field and the retention system. It is typical 75' between them. Please provide documentation if it is less than 75'.	Unresolved
73.	Public Works - Engineering Jim Potter	As much of the site as possible needs to be collected and treated. Please adjust the septic Mound to discharge into the site. All impervious and building area has to be collected and routed to the ponds.	Unresolved
74.	Public Works - Engineering Jim Potter	Staff does not agree with the overall pre development basins. All the drainage generally goes to the east to the ditch system or a small area may go west to the wetland and into the airport. There is also onsite or onsite / offsite combined storage before getting to the roadway system. Please either model the areas that do not go directly to the roadway system as not getting there or model it as a long constant basin with the longest TC from back to front. Onsite storage has to be considered. It appears that the site may have been	Unresolved

		filled and altered. Please revise the predevelopment CN's to not have gravel. The house and driveway to the house can be considered only. View the Property Appraisers 2015 aerial for reference. https://map.scpafl.org	
75.	Public Works - Engineering Jim Potter	The Public Works Engineering Manual and SJRWMD graphs require 8.6" for the 25-year,24-hour rainfall amount. Please adjust the model accordingly. We do not accept the NOAA information.	Unresolved
76.	Public Works - Engineering Jim Potter	There are concerns with the outfall system. There are multiple undersized culverts to the south before it gets to a reasonable outfall. The rate of discharge needs to be reduced. The Pre vs post volumetric difference has to be held onsite or show that the downstream system can handle the flows. Per the Public Works Engineering Manual, we can require the entire 25-year, 24-hour storm to be held onsite without discharge.	Unresolved
77.	Public Works - Engineering Jim Potter	Staff has concerns with the amount of discharge going to the very small swale 4-C by the ROW. It appears to over follow into the ROW without a pollution control skimming device and only have 0.5' of storage. It would not catch the majority of the pollutants from the water quality volume. Please take all drainage to the rear pond or make the front swale 4-C into a larger pond and show it holds the water quality volume.	Unresolved
78.	Public Works - Engineering Jim Potter	There are concerns with the pipe system outfall from the wet pond overtopping from the inlets and leaving the site untreated.	Unresolved
79.	Public Works - Engineering Jim Potter	The Post-Basin 3A seems to show a swale to take the drainage to the ROW. There is no swale found in the plans. Reduce the area going to this basin and provide the swale with grading.	Unresolved
80.	Public Works - Engineering Jim Potter	Take as much of the entrance into a formal retention system as possible.	Unresolved
81.	Public Works - Engineering Jim Potter	The geotechnical evaluation does not reasonably reflect the site layout. There is required to be at least 2 borings in the actual pond locations.	Unresolved
82.	Public Works - Engineering Jim Potter	Staff does not agree with the water table in the wet pond.	Unresolved
83.	Public Works - Engineering Jim Potter	Where is basin 4 at? Please clarify or adjust the area into another basin.	Unresolved
84.	Public Works - Engineering Jim Potter	The pond berms need to take that area into the pond adjust the grading accordingly.	Unresolved
85.	Public Works -	Skimmer CS-2 seems to be at the bottom of the pond	Unresolved

	Engineering Jim Potter	Please bring it up so that water can reasonably get under it. Provide a concrete ring so grass will not grow up and clog the space below the skimmer.	
86.	Public Works - Engineering Jim Potter	Revise Skimmer CS-3 to have a 90-degree orifice for water quality control. Provide concrete pad under the orifice to ensure that the flow is not restricted.	Unresolved
87.	Public Works - Engineering Jim Potter	Staff did not find the water quality required based on requirements. This is outside the Nitrogen and phosphorus requirements.	Unresolved
88.	Public Works - Engineering Jim Potter	The stormwater model needs to take all flows to a common ultimate outfall node to get a common peak discharge in the ditch.	Unresolved
89.	Public Works - Engineering Jim Potter	Staff has a concern with the staging of outfall 3 this is a ditch at elevation 24' The ditch is anticipated to flood. The pond will not have free discharge at elevation 25.5'. Provide a more reasonable and dynamic outfall time stage. A better outfall elevation from Swale 4-C is needed.	Unresolved
90.	Public Works - Engineering Jim Potter	Revise the structure CS-5 and CS-6 to manholes and please revise the structure to elevation 29.75' at least.	Unresolved
91.	Public Works - Engineering Jim Potter	There are concerns with the hydraulics of the system. Provide a detailed hydraulic analysis of the system and show that the inlets and pipes can handle the flows. Please verify the slope and elevations on the pipe system. Specifically, CB-6W.	Unresolved
92.	Public Works - Engineering Jim Potter	The outfall from the wet pond should have an independent outfall pipe not connected to the Swale 4-C. The site should be modified to take all (as much as possible) the drainage through the larger dry and wet pond.	Unresolved
93.	Public Works - Engineering Jim Potter	Due to the number and nature of the comments additional comments may be generated on resubmittal.	Unresolved
94.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

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".

Department	Comment	Sheet Reference	Status
Natural Resources Sarah Harttung	Tree preservation plan All trees have the same symbol. Make the difference between saved and removed trees distinct.	104 L-300 Overall Tree Preservation Plan.pdf	Unresolved
Natural Resources Sarah Harttung	Tree table Palms are not regulated.	105 L-301 Overall Tree Charts.pdf	Unresolved
Natural Resources Sarah Harttung	Tree table Identify trees to species, including trees labeled as "oak" and "unknown."	105 L-301 Overall Tree Charts.pdf	Unresolved
Natural Resources Sarah Harttung	Tree preservation Saved trees located near the southeast side of the pond close to CB-5 will likely need to be removed to accommodate the 18" RCP.	011 C-400 Overall Grading and Drainage Plan.pdf	Unresolved
Natural Resources Sarah Harttung	Tree preservation plan The grading plan shows elevations 1-2 feet higher than natural grade around the trees along the northwest property line. The saved trees may not survive. Either remove the trees or adjust the grading plan so that 75% of the dripline of the trees remains at natural grade.	005 C-100 Demolition Plan.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Corrections Required	James Van Alstine
Public Works - Impact Analysis	No Review Required	Arturo Perez
Public Safety - Addressing	Approved	Amy Curtis
Public Works - County Surveyor	Corrections Required	Raymond Phillips
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald
Public Works - Engineering	Corrections Required	Jim Potter
Natural Resources	Corrections Required	Sarah Harttung
Planning and Development	Corrections Required	Annie Sillaway
Buffers and CPTED	Corrections Required	Annie Sillaway

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/26/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, James, Sarah, Jim, Matthew, Ray
<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.scpafll.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0264

Title:

APOPKA FUEL CENTER - PRE-APPLICATION

Project Number: 26-80000029

Project Description: Proposed Site Plan for a fuel station on 0.99 acres in the PD zoning district located on the northwest corner of E SR 436 and S Hunt Club Blvd

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

Parcel ID: 07-21-29-300-016E-0000

BCC District: 3-Constantine

Applicant: Justin Besser (704) 370-9529

Consultant: Joe Pellarin (407) 720-7373



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

PROJ. #: 26-80000029
 Received: 3/6/26
 Paid: 3/9/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Apopka Fuel Center	
PARCEL ID #(S): 07-21-29-300-016E-0000	
TOTAL ACREAGE: 0.99 AC.	BCC DISTRICT: 3
ZONING: PD	FUTURE LAND USE: Forest Foxwood PD

APPLICANT

NAME: Justin Besser		COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 South Tryon Street, Suite 200			
CITY: Charlotte	STATE: NC	ZIP: 28202	
PHONE: (704) 370-9529	EMAIL: [REDACTED]		

CONSULTANT

NAME: Joe Pellarin, PE		COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave, Suite 600			
CITY: Orlando	STATE: FL	ZIP: 32801	
PHONE: 407-720-7373	EMAIL: [REDACTED]		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>This project will consist of a redevelopment of a lot with a vacant bank to a fuel station with associated infrastructure.</u>				

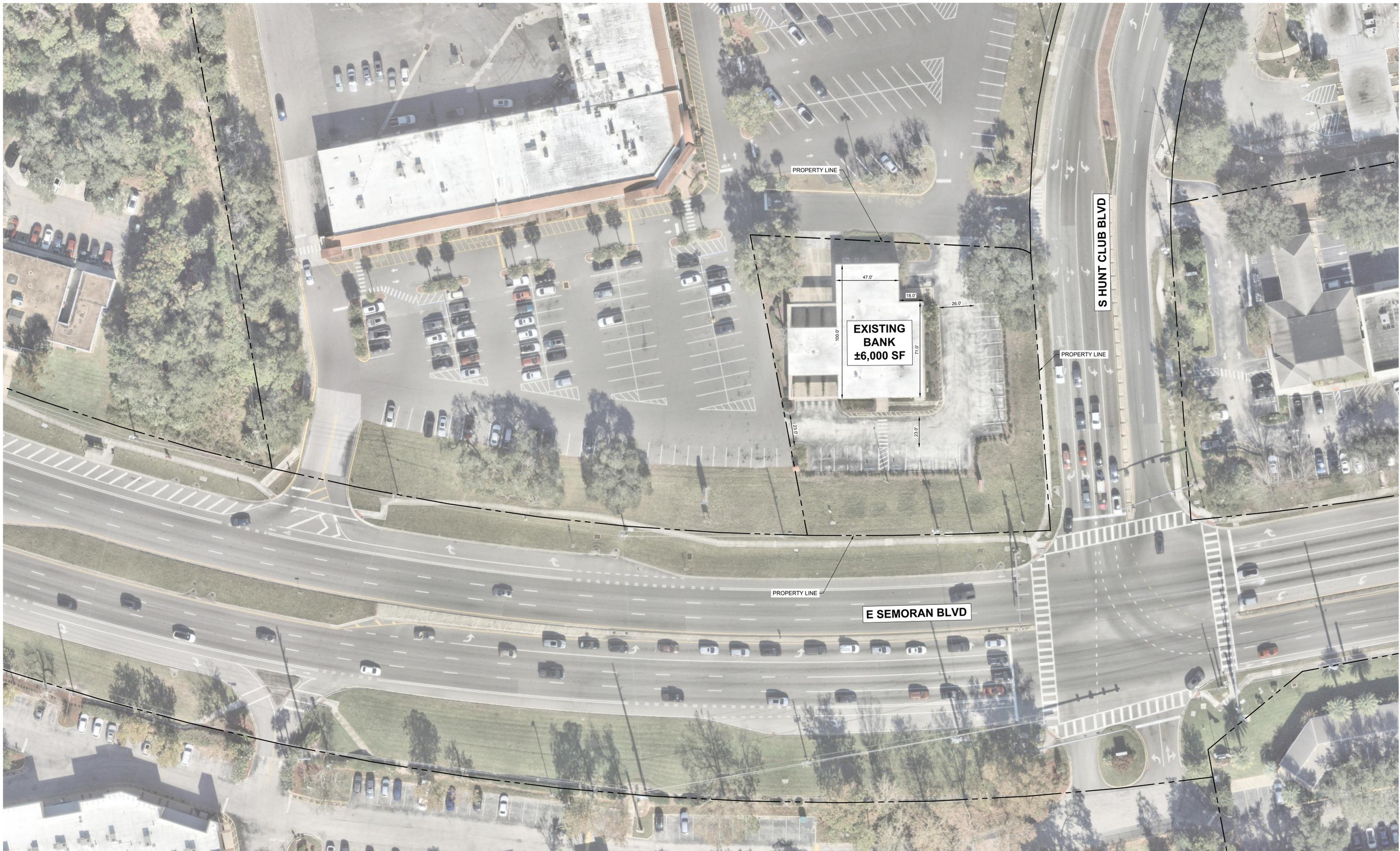
STAFF USE ONLY

COMMENTS DUE: <u>3/20</u>	COM DOC DUE: <u>3/26</u>	DRC MEETING: <u>4/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the northwest corner of</u>
W/S: <u>Seminole County</u>	BCC: <u>3. Constantine</u>	<u>ESL 436 & S Hunt Club Blvd</u>

Agenda: 3/27

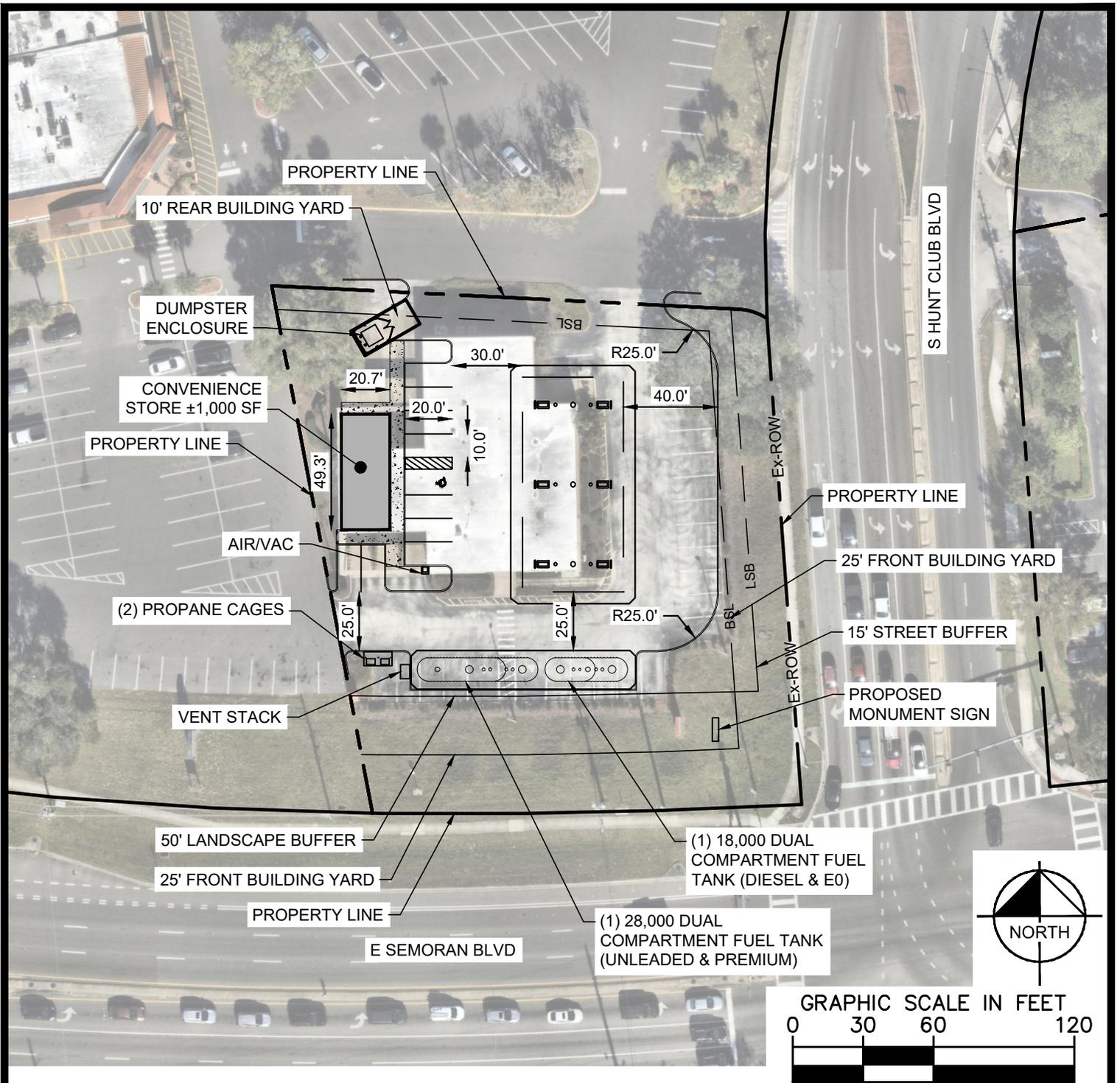
PROJECT NARRATIVE - APOPKA FUEL CENTER

This project will consist of a redevelopment of a lot with a vacant +/- 6,000 sf bank to a +/- 1,000 sf fuel station & 12 fuel positions, with associated infrastructure. This parcel is located in the Foxwood PD and will require a special exception.



200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-6131 WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, CODE RESEARCH, OR CONTACT WITH THE CITY, COUNTY, ETC.
Contact:

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1. QUICK LOOK SITE PLAN IS BASED ON PRELIMINARY DUE DILIGENCE AND IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
2. SITE PLAN IS CURRENTLY ZONED PD, PLANNED DEVELOPMENT, WHICH ALLOWS FUEL SALES AS PERMITTED BY RIGHT.
3. STORMWATER DETENTION AND TREATMENT IS ASSUMED NOT TO BE REQUIRED SINCE SITE IS PART OF MASTER DEVELOPMENT. SHOULD THIS BE REQUIRED, UNDERGROUND DETENTION AND TREATMENT MEASURES WILL BE NECESSARY.
4. FDOT AND SEMINOLE COUNTY HAVE NOT BEEN CONTACTED. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGED BASED ON DOT'S DIRECTION.
5. SIGN PERMIT IS REQUIRED.

Kimley»Horn

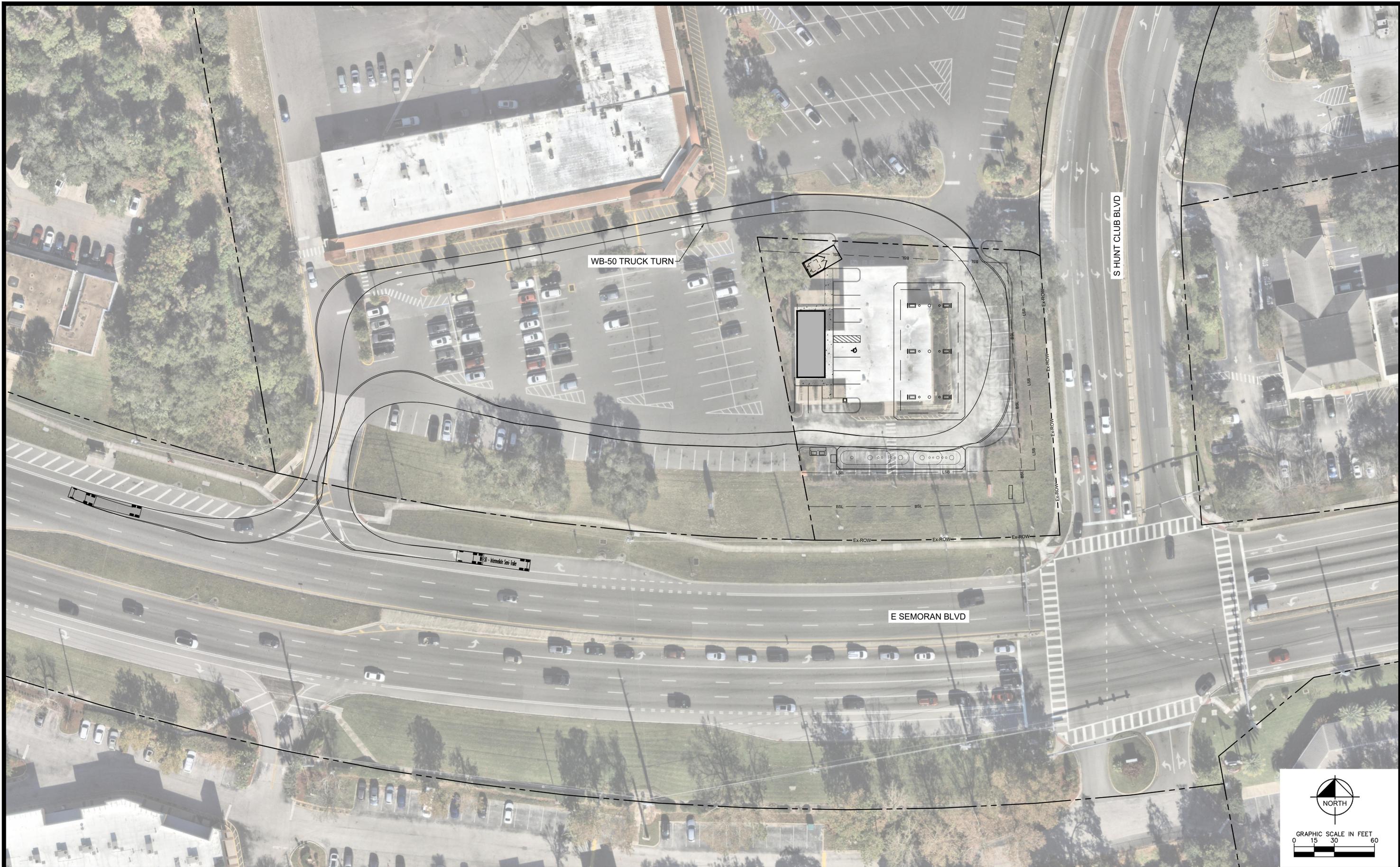
200 SOUTH TRYON, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE: (704) 333-5131

**APOPKA FUEL CENTER
 SEMINOLE COUNTY, FLORIDA**

KHA PROJECT:
 015640291

SP-3A

DATE: 01/28/2026



AOPKA FUEL CENTER - SEMINOLE COUNTY, FLORIDA

DATE: 01/28/2026

SP-3B

SHEET 2 of 2

Kimley»Horn

NC LICENSE #F-0102
 200 SOUTH TRYON STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE 704-333-5131

Property Record Card



Parcel: **07-21-29-300-016E-0000**
 Property Address: **590 S HUNT CLUB BLVD APOPKA, FL 32703**
 Owners: **WELLS FARGO BANK NA**
 2026 Market Value \$1,344,282 Assessed Value \$1,344,282 Taxable Value \$1,344,282
 2025 Tax Bill \$17,459.88
 Financial Institute property w/1st Building size of 5,612 SF and a lot size of 0.99 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-016E-0000
Property Address	590 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	C/O THOMSON REUTERS PO BOX 2609 CARLSBAD, CA 92018-2609
Subdivision	
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$510,204	\$520,061
Depreciated Other Features	\$39,817	\$30,253
Land Value (Market)	\$794,261	\$726,086
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,344,282	\$1,276,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,344,282	\$1,276,400

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,459.88
Tax Bill Amount	\$17,459.88
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 WELLS FARGO BANK NA

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages	
Description	Area (ft ²)
CARPORT FINISHED	1252
OPEN PORCH FINISHED	90

Permits				
Permit #	Description	Value	CO Date	Permit Date
06490	590 S HUNT CLUB BLVD: MECHANICAL - COMMERCIAL-	\$7,583		4/27/2023
19514	MECHANICAL	\$24,000		11/19/2018
06278	MECHANICAL	\$21,000		6/1/2016
02269	REROOF COMMERCIAL	\$65,545		3/4/2016
08883	ELECTRICAL	\$6,500		9/8/2014
03798	ELECTRICAL	\$1,870		5/13/2011
01852	INTERIOR REMODEL - REMOVE & REPLACE MILL WORK & ELECTRICAL WORK - WACHOVIA BANK	\$55,567		3/16/2011
00211	WALL SIGN	\$3,706		1/10/2011
07851	1 MONUMENT, 3 WALL, 1 DIRECTIONAL, & 1 LAND ID SIGNS	\$23,345		10/1/2010
02693	ATM MACHINE	\$2,095		4/7/2010
07909	SIGNAGE	\$0		8/1/2002
02347	INTERIOR (FIRST UNION)	\$145,000		4/1/1997
05598	ATM ADDITION	\$6,500		8/1/1995
05738	MOVE EXISTING POLE LIGHT	\$200		8/1/1995
04740	INSTALL 4 NEW POLE LIGHTS	\$5,000		7/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1981	11500	\$31,050	\$18,630
POLE LIGHT 1 ARM	1981	6	\$11,124	\$11,124
COMMERCIAL CONCRETE DR 4 IN	1981	3083	\$16,772	\$10,063

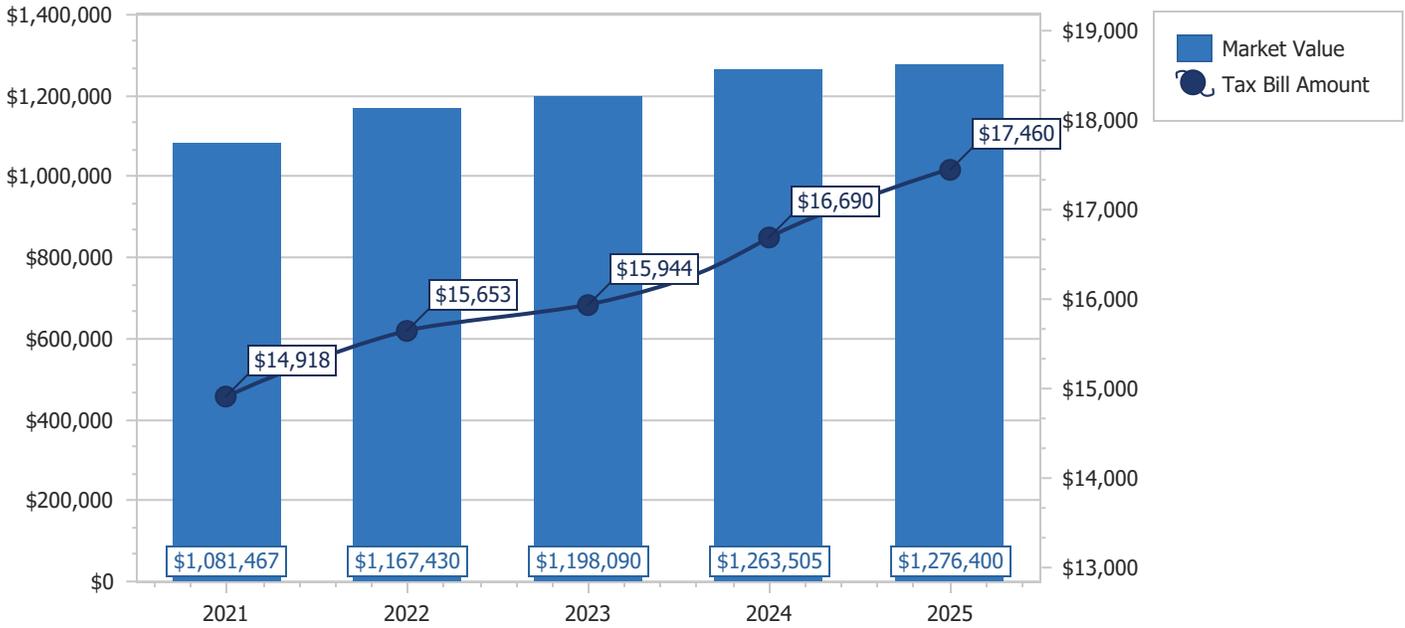
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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

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

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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/9/2026 7:51:41 AM
Project: 26-80000029
Credit Card Number: 37*****1000
Authorization Number: 282599
Transaction Number: 090326C29-120949D3-1B38-4EB6-A793-D4511E6313E2
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	APOPKA FUEL CENTER - PRE-APPLICATION	PROJ #: 26-8000029
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/06/26	
RELATED NAMES:	EP JOE PELLARIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-29-300-016E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FUEL STATION ON 0.99 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF E SR 436 AND S HUNT CLUB BLVD	
NO OF ACRES	0.99	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF E SR 436 AND S HUNT CLUB BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JUSTIN BESSER KIMLEY-HORN & ASSOCIATES INC 200 S TRYON ST STE 200 CHARLOTTE NC 28202 (704) 370-9529	JOE PELLARIN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 720-7373	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is in the Foxwood PD (Planned Development).
- The convenience store is a permitted use within the Foxwood PD; however, the fuel pumps an accessory use to the convenience store would require a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

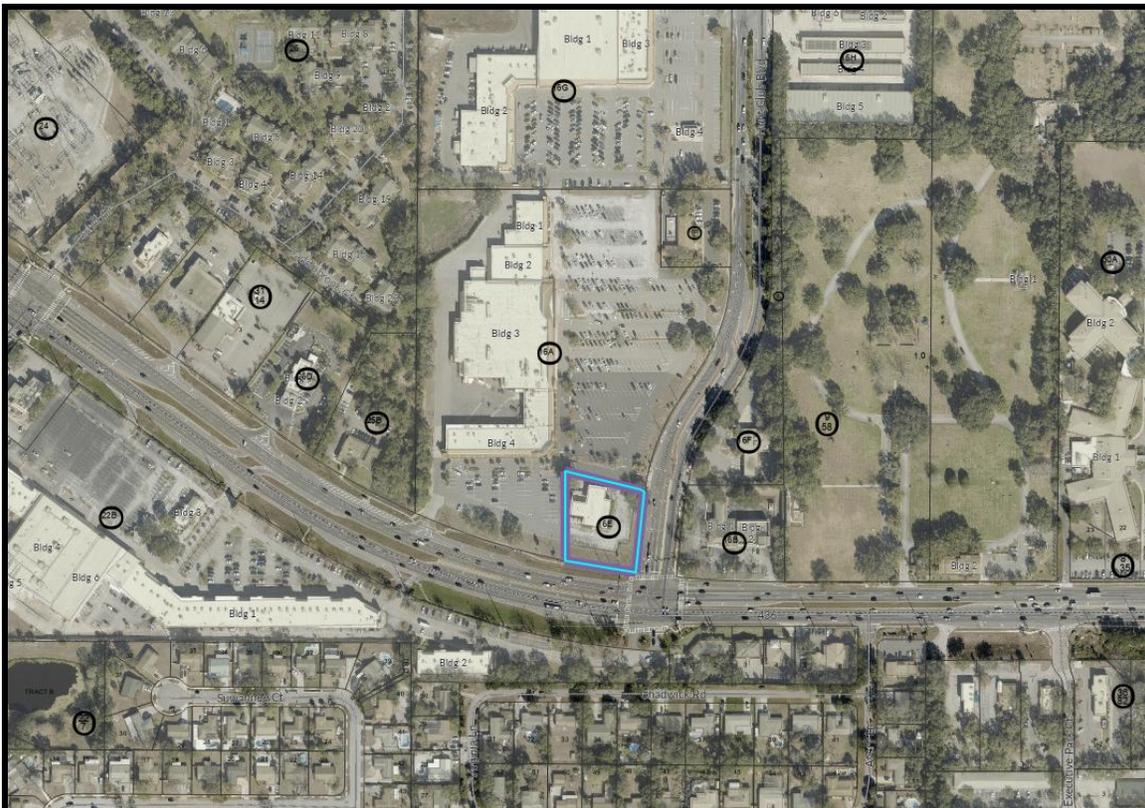
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the southern portion of the property that faces SR 436, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezoning to a Planned Development.	Info Only
7.	Building Division Daniel Losada	Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
11.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative	Info Only

		to conventional future land use designations such as LDR, MDR, etc.	
12.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
13.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
14.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and will be required to connect. There is already an existing water service connection with meter near the southeast corner of the site that can be potentially reused. If not, we have an existing 10" PVC water main running along the north side of SR 436 as well as an existing 8" water main running along the northern property line of this site available for connection.	Info Only
15.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is already an existing sewer lateral connection to the northwest corner of the site that can be potentially reused. If not, there is an existing 8" VCP gravity sewer main running along the northern property line of this site available for connection.	Info Only
16.	Environmental Services James Van Alstine	If this development is unable to connect to gravity sewer, then there is an 8" PVC force main running along the west side of Hunt Club Blvd as well as a 6" PVC force main running along the north side of SR 436 available for connection also. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
17.	Environmental Services James Van Alstine	Be advised that SR 436 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
18.	Environmental	This development is not within any reclaim irrigation	Info Only

	Services James Van Alstine	service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	
19.	Environmental Services James Van Alstine	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
20.	Environmental Services James Van Alstine	I've attached any relevant record drawings that we have within your project area. See the "Amerifirst Federal Wekiva Office 1981" file in the Resources folder on eplan for reference.	Info Only
21.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
22.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
23.	Natural Resources Sarah Harttung	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	Info Only
24.	Natural Resources Sarah Harttung	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs	Info Only

		or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	
25.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
26.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
27.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
28.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
29.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
30.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
31.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
32.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative	Info Only

		DBH of the trees removed. SCLDC 60.9(d)(1)	
33.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
34.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
35.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
36.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
37.	Planning and Development Annie Sillaway	<p>A special exception will require the Applicant to schedule a community meeting.</p> <p>Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3</p> <p>Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) –</p> <p>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</p>	Info Only

		community meeting minutes, sign-in sheet, and addresses).	
38.	Planning and Development Annie Sillaway	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
39.	Planning and Development Annie Sillaway	The proposed use of commercial that allows all permitted uses in the C-1 (Retail Commercial) Zoning District designation; however, to add a fuel station it would require a Special Exception to the Foxwood PD.	Info Only
40.	Planning and Development Annie Sillaway	Step 1 Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. Step 2 Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	Info Only
41.	Planning and Development Annie Sillaway	The Applicant will need to provide a narrative at the time of the Special Exception on how the proposed use meets the review criteria under Sec. 30.3.1.5 (a) (1-5).	Info Only
42.	Planning and Development Annie Sillaway	The setbacks subject site shall comply with the C-1 (Retail Commercial) zoning district, which are: Front: Twenty-five (25) feet, Side: Zero (0) feet, Side yard abutting street or road: Zero (0) feet, Ten (10) feet. Footnote 6 for side yard: Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
43.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet.	Info Only

44.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
45.	Planning and Development Annie Sillaway	Net Buildable Definitions: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
46.	Planning and Development Annie Sillaway	The minimum open space for the subject property is twenty-five (25) percent.	Info Only
47.	Planning and Development Annie Sillaway	The subject site was approved for a plat waiver PW81-15 in 1981.	Info Only
48.	Planning and Development Annie Sillaway	The signage requirement of the subject property would be required to follow Chapter 30, Part 13.	Info Only
49.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
51.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
52.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant	Info Only

		shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
53.	Public Works - Engineering Jim Potter	The proposed project is located within the Little Wekiva drainage basin.	Info Only
54.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. The site would most likely be in a high recharge area.	Info Only
55.	Public Works - Engineering Jim Potter	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. If the site was part of a previously approved drainage system, it will have to be shown to meet current drainage standards.	Info Only
56.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
57.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to a landlocked lake with known flooding issues.	Info Only
58.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
59.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
60.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
61.	Public Works - Engineering Jim Potter	There are concerns with the existing access off of S Hunt Club Boulevard. Please move the access to the shopping center as far away from Hunt Club Boulevard as possible.	Info Only
62.	Public Works - Engineering Jim Potter	Showing the entire area of the entrance off Hunt Club Boulevard to enter the site would not be allowed. Provide a standard 24' driveway connection to the driveway into the shopping center.	Info Only
63.	Public Works -	Provide ADA access to the public ROW from the	Info Only

	Engineering Jim Potter	new site.	
64.	Public Works - Engineering Jim Potter	Please relocate the dumpster to not access the main drive aisle.	Info Only
65.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project based on the proposed Land Use (i.e., Fuel Station) regardless of the new net external trip generation, per Seminole County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Revise Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0265

Title:

APOPKA GROCERY STORE - PRE-APPLICATION

Project Number: 26-80000030

Project Description: Proposed Site Plan for a grocery store on 12.93 acres in the C-1 zoning district located on the east side of Balmy Beach Dr, south of SR 436

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

Parcel ID: 07-21-29-300-022B-0000

BCC District: 3-Constantine

Applicant: Justin Besser (704) 370-9529

Consultant: Joe Pellarin (407) 720-7373



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

PROJ. #: 26-2000030
 Received: 3/6/26
 Paid: 3/9/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Apopka Grocery Store	
PARCEL ID #(S): 07-21-29-300-022B-0000	
TOTAL ACREAGE: 12.93 AC.	BCC DISTRICT: 3
ZONING: C-1	FUTURE LAND USE: COM

APPLICANT

NAME: Justin Besser	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 South Tryon Street, Suite 200		
CITY: Charlotte	STATE: NC	ZIP: 28202
PHONE: (704) 370-9529	EMAIL: [REDACTED]	

CONSULTANT

NAME: Joe Pellarin, PE	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-720-7373	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: This project will consist of a swap of grocery tenants in an existing +/- 55,000 sf building, with any related infrastructure improvements necessary.

STAFF USE ONLY

COMMENTS DUE: <u>3/20</u>	COM DOC DUE: <u>3/26</u>	DRC MEETING: <u>4/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>COM</u>	LOCATION: <u>On the east side of Balm Beach Dr, south of SR 436</u>
W/S: <u>Seminole County</u>	BCC: <u>3 Constantine</u>	

Agenda: 3/27

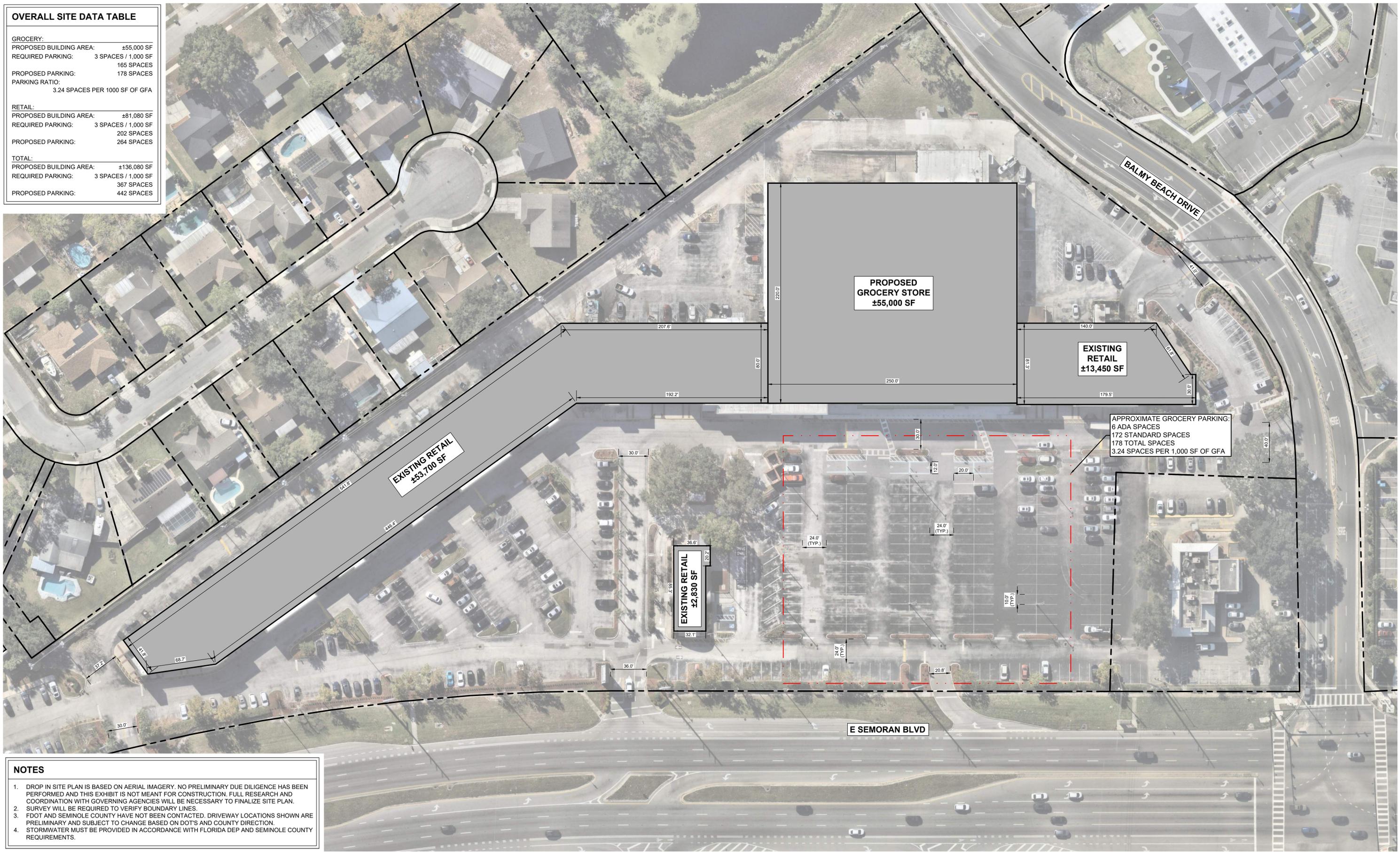
PROJECT NARRATIVE - APOPKA GROCERY STORE

This project will consist of a swap of grocery tenants in an existing +/- 55,000 sf building, with any related infrastructure improvements necessary. This existing building current sites vacant but was previously a grocery store.



OVERALL SITE DATA TABLE

GROCERY:	
PROPOSED BUILDING AREA:	±55,000 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	165 SPACES
PROPOSED PARKING:	178 SPACES
PARKING RATIO:	3.24 SPACES PER 1000 SF OF GFA
RETAIL:	
PROPOSED BUILDING AREA:	±81,080 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	202 SPACES
PROPOSED PARKING:	264 SPACES
TOTAL:	
PROPOSED BUILDING AREA:	±136,080 SF
REQUIRED PARKING:	3 SPACES / 1,000 SF
	367 SPACES
PROPOSED PARKING:	442 SPACES



NOTES

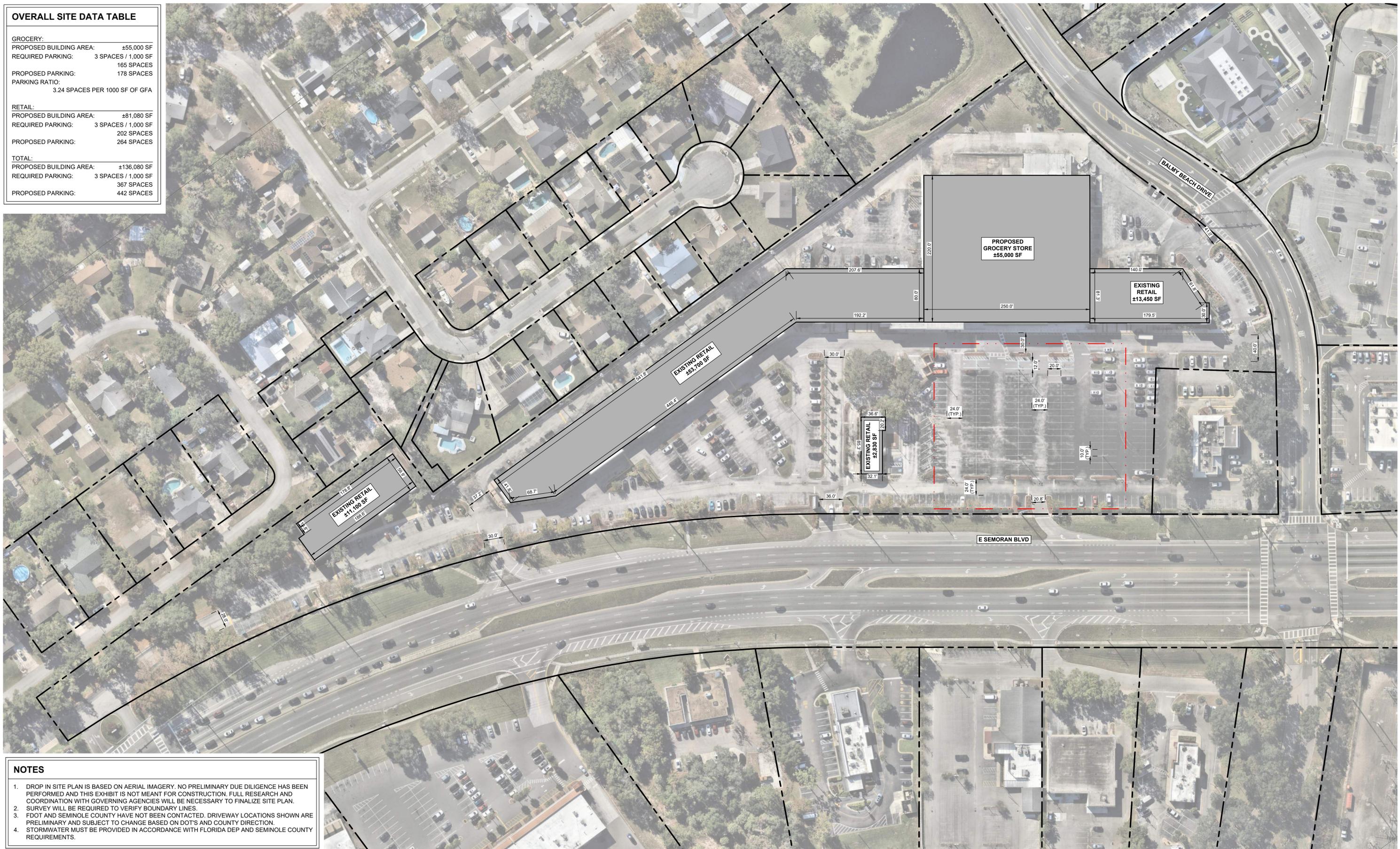
1. DROP IN SITE PLAN IS BASED ON AERIAL IMAGERY. NO PRELIMINARY DUE DILIGENCE HAS BEEN PERFORMED AND THIS EXHIBIT IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
2. SURVEY WILL BE REQUIRED TO VERIFY BOUNDARY LINES.
3. FDOT AND SEMINOLE COUNTY HAVE NOT BEEN CONTACTED. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON DOT'S AND COUNTRY DIRECTION.
4. STORMWATER MUST BE PROVIDED IN ACCORDANCE WITH FLORIDA DEP AND SEMINOLE COUNTY REQUIREMENTS.

200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, CODE RESEARCH, OR CONTACT WITH THE CITY, COUNTY, ETC.
Contact:

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

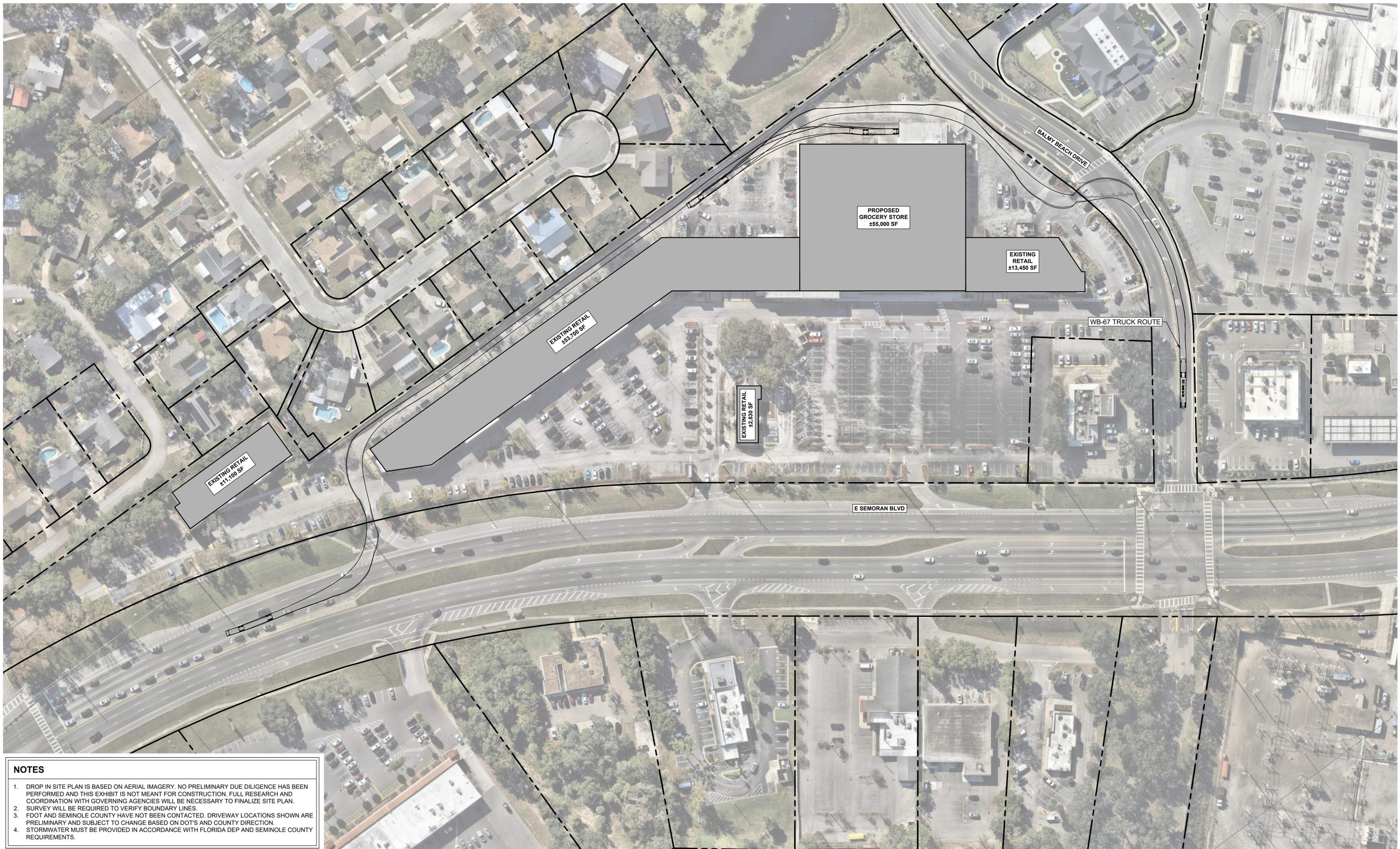
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Property Record Card



Parcel: **07-21-29-300-022B-0000**
 Property Address: **3030 E SR 436 APOPKA, FL 32703**
 Owners: **AMERICAN FEDERATED TITLE CORP**
 2026 Market Value \$10,905,114 Assessed Value \$10,905,114 Taxable Value \$10,905,114
 2025 Tax Bill \$149,171.05
 Retail Center-Anchored property w/1st Building size of 56,015 SF and a lot size of 12.93 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-022B-0000
Property Address	3030 E SR 436 APOPKA, FL 32703
Mailing Address	C/O JS BEAR LAKES 16701 COLLINS AVE STE 102 SUNNY ISL BCH, FL 33160-4201
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	6	6
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10,905,114	\$10,905,114
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	\$10,905,114	\$10,905,114

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$149,171.05
Tax Bill Amount	\$149,171.05
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 AMERICAN FEDERATED TITLE CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 436 & ELY OF BALMY BEACH DR (LESS BEG INT SLY R/W ST RD 436 & ELY R/W BALMY BEACH DR RUN S 36 DEG 17 MIN 48 SEC W 200 FT S 53 DEG 43 MIN 46 SEC E 200 FT N 36 DEG 17 MIN 48 SEC E 200 FT N 53 DEG 43 MIN 46 SEC W 200 FT TO BEG) & N 100 FT OF W 660 FT OF NE 1/4 OF 18-21-29 (LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,905,114	\$0	\$10,905,114
Schools	\$10,905,114	\$0	\$10,905,114
FIRE	\$10,905,114	\$0	\$10,905,114
ROAD DISTRICT	\$10,905,114	\$0	\$10,905,114
SJWM(Saint Johns Water Management)	\$10,905,114	\$0	\$10,905,114

Sales

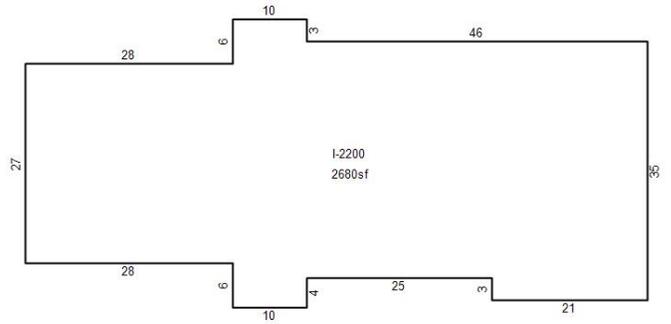
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2007	\$100	06673/0352	Improved	No
TRUSTEE DEED	4/1/2007	\$20,600,000	06673/0344	Improved	No
SPECIAL WARRANTY DEED	6/1/1995	\$24,468,200	02937/0110	Improved	No
SPECIAL WARRANTY DEED	4/1/1992	\$9,743,700	02411/1692	Improved	No
WARRANTY DEED	3/1/1990	\$100	02161/1595	Vacant	No
QUIT CLAIM DEED	8/1/1987	\$100	01881/1379	Vacant	No
WARRANTY DEED	6/1/1984	\$1,660,000	01559/1003	Vacant	No
WARRANTY DEED	6/1/1984	\$100	01559/1001	Vacant	No
WARRANTY DEED	2/1/1984	\$1,400,000	01528/0179	Vacant	Yes
TRUSTEE DEED	6/1/1983	\$518,000	01467/0500	Vacant	Yes

Land

Units	Rate	Assessed	Market
516,645 SF	\$8.88/SF	\$4,587,808	\$4,587,808

Building Information	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2681
Total Area (ft ²)	
Constuction	CONCRETE & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$546,263
Assessed	\$368,728

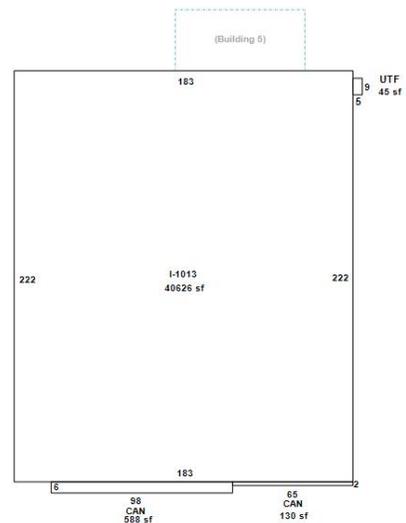
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	40626
Total Area (ft ²)	
Constuction	MASONRY & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$2,242,278
Assessed	\$2,158,193

* Year Built = Actual / Effective

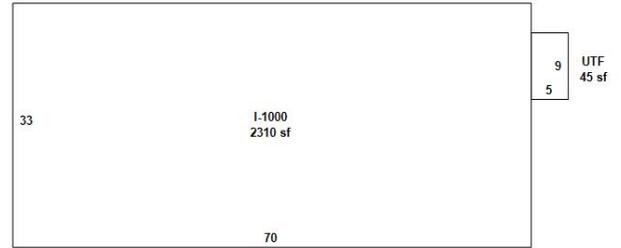


Building 4

Appendages	
Description	Area (ft ²)
CANOPY	130
CANOPY	588
UTILITY FINISHED	45

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2310
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$171,869
Assessed	\$165,424

* Year Built = Actual / Effective



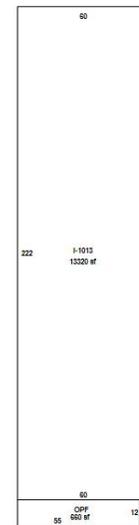
Building 5

Appendages

Description	Area (ft ²)
UTILITY FINISHED	45

Building Information	
#	6
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	13320
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$938,209
Assessed	\$903,026

* Year Built = Actual / Effective



Building 6

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	660

Permits				
Permit #	Description	Value	CO Date	Permit Date
14322	3030 E SR 436 : REROOF COMMERCIAL-SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 4	\$33,448	11/12/2024	10/3/2024
14784	3060 E SR 436 : REROOF COMMERCIAL-Shopping center	\$33,448	11/12/2024	10/2/2024
01950	3060 E SR 436 : ALTERATION COMMERCIAL-ALTERATION, NO OCCUP. CHANGE = CC	\$15,000		7/9/2024
05455	3030 E SR 436 : ALTERATION COMMERCIAL-1 Story Retail Center - COLONIAL SHOPPES BEAR LAKE - BROOKS REHAB UNIT 240	\$250,000	10/8/2024	6/7/2024
03631	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Retail Center - Anchored	\$16,000		4/8/2024
14939	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$13,540		11/28/2023
13957	3050 E SR 436 : ELECTRICAL - COMMERCIAL-REPLACE 225A BREAKER LIKE FOR LIKE	\$3,500		9/5/2023
02436	3030 E SR 436 : ALTERATION COMMERCIAL-INTERIOR TENANT BUILDOUT - ONE MAIN FINANCIAL (SUITE 192)	\$132,000	7/18/2023	5/22/2023
02108	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-illuminated wall sign	\$4,000		2/15/2023
21232	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign	\$10,313		12/27/2022
01848	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-DANNY RAMIREZ	\$30		11/4/2022
13895	3030 E SR 436 : ALTERATION COMMERCIAL-level 2 alt CC no CO	\$250,000	2/20/2023	10/13/2022
12013	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Signs	\$19,280		8/17/2022
10315	3030 E SR 436 : ELECTRICAL - COMMERCIAL-	\$10,000		7/5/2022
22834	3030 E SR 436 : ALTERATION COMMERCIAL-CHG OF OCC CO REQUIRED.	\$280,000	7/8/2022	4/12/2022
22462	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$55,000		12/14/2021
21051	3030 E SR 436 : MECHANICAL - COMMERCIAL-Commercial	\$22,570		11/24/2021
17690	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign & Face Changes	\$10,700		10/18/2021
13442	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$475,814		8/30/2021
06753	3030 E SR 436 : ALTERATION COMMERCIAL-Vacant Retail Building SHELL CC ONLY	\$3,900,000	6/29/2022	8/12/2021
04787	3030 E SR 436 : ALTERATION COMMERCIAL-INT DEMO FOR FUTURE TENANT CC ONLY	\$160,000		4/27/2021
10802	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$7,600		7/28/2020

09969	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$9,800		7/23/2020
17938	3030 E SR 436 : ALTERATION COMMERCIAL-LEVEL 2 ALT CHG OF OCC. NEW C/O REQUIRED	\$10,000	4/29/2020	3/27/2020
17236	3030 E SR 436 : ALTERATION COMMERCIAL-retail space NEED C.O.	\$70,000	4/20/2020	2/28/2020
16936	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- Little Greek Sign	\$1,800		2/17/2020
15304	3030 E SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY CO REQ.	\$1,000	12/10/2019	12/3/2019
15586	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- WALL SIGN	\$4,000		11/18/2019
14998	3030 E SR 436 : MECHANICAL - COMMERCIAL-COMM	\$24,900		10/31/2019
10353	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- ILLUMINATED WALL SIGN	\$5,000		8/9/2019
13505	SIGN - #202	\$4,000		10/5/2017
13515	WALL SIGN - #240	\$2,673		10/5/2017
13250	SIGN - #184	\$2,000		10/2/2017
12848	FIRE SPRINKLER - #232	\$5,600		9/25/2017
11189	WALL SIGN - #210	\$1,350		8/16/2017
10525	WALK IN COOLER - #232	\$1,500		8/2/2017
09110	SIGN - TROPICAL SMOOTHIE CAFE - #232	\$1,900		7/4/2017
05136	WALL SIGN - #244	\$1,300		6/28/2017
05703	INTERIOR ALTERATION - #232	\$150,000	12/13/2017	5/2/2017
14260	WALL SIGN - #612	\$2,000		12/12/2016
10207	FIRE SPRINKLER - 3030 E SR 436 #236	\$2,400		8/31/2016
09725	WALK IN COOLER - #236	\$20,500		8/18/2016
08141	WALL SIGN - #212	\$1,800		7/13/2016
08074	INSTALLATION OF 1 SET OF ILLUMINATED CHANNEL LETTERS - NEW TENANT PANEL IN EXISTING PYLON SIGN - NEW TENANT VINYL COPY ON THE EXISTING UNDER CANOPY SIGN - JIMMY JOHN'S SIGN - #236	\$1,500		7/12/2016
05303	INT BUILD OUT BUSINESS/CO REQ'D - INT BUILD OUT OF EXISTING RETAIL SPACE, METAL FRAMING, DRYWALL, HVAC, PLUMBING, ELEC & FINISHES - #236	\$135,000	12/19/2016	5/10/2016
04032	BUILDOUT - #258	\$57,000	6/8/2017	4/12/2016
00461	SIGN	\$2,000		2/1/2016
11905	WALL SIGN - #232	\$3,500		10/20/2015
12564	SIGN - #274	\$1,900		12/31/2014
11705	WALL SIGN (GIFTS).	\$2,380		12/2/2014
11037	INTERIOR ALTERATION - CHANGE OF USE - #274	\$24,500		11/10/2014
10867	SIGNAGE - #156	\$3,695		11/5/2014
10403	ELECTRICAL - #156	\$4,120		10/21/2014

10312	FIRE SPRINKLER SYSTEM INSTALLATION - #156	\$2,300		10/17/2014
08479	INTERIOR ALTERATION - #156	\$158,000		8/26/2014
06296	ELECTRICAL	\$1,059		6/26/2014
06052	INSTALL CHANNEL LETTERS ON WALL - #244	\$400		6/19/2014
04484	TENANT ALTERATION - #244	\$28,000	7/31/2014	5/13/2014
04201	ALTERATION - #210	\$50,000	9/12/2014	5/7/2014
03786	REMOVE & REPLACE CHANNEL LETTERS - #116 - 3060 E SR 436	\$1,800		4/25/2014
02596	INSTALL ILLUMINATED CHANNEL WALL SIGN - HOOKED INTO EXISTING ELECTRIC - PHARMACY - THE MEDICINE SHOPPE - #164	\$2,540		3/25/2014
00365	FIRE SPRINKLER SYSTEM INSTALLATION	\$900		1/15/2014
06097	INTERIOR ALTERATION - #120 - 3060 E SR 436	\$7,000		7/19/2013
03105	REMODEL - #164	\$50,000		4/23/2013
02717	SIGN.	\$2,200		4/23/2013
03058	INTERIOR ALTERATION - CHANGE OF USE - #112	\$34,827	8/21/2013	4/22/2013
02569	SIGN.	\$2,375		4/15/2013
02392	DEMOLISHING NON-LOAD BEARING INTERIOR WALLS - ALL EXISTING PLUMBING, ELECTRICAL, & HVAC TO REMAIN - #112	\$1,800		4/3/2013
02156	FIRE SPRINKLER SYSTEM INSTALATION.	\$2,400		4/3/2013
01850	INSTALLING ELECTRICAL FOR SECURITY SYSTEM - #196	\$360		3/14/2013
09452	INTERIOR ALTERATION - MIXED USE STRIP CENTER - #274	\$150,000		12/20/2012
09202	ADD 40 AMP ELECTRICAL SERVICE TO EXISTING BUILDING - #274	\$2,000		12/13/2012
08689	INSTALL ONE SET OF INTERNALLY ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS & INSTALL NEW VINYL COPY ONTO EXTERIOR PYLON SIGN - #144 - LA FITNESS	\$2,374		11/21/2012
06163	INSTALL INTERNALLY ILLUMINATED CHANNEL LETTER SIGN - #154	\$1,500		8/13/2012
05541	MECHANICAL - #140	\$7,005		7/24/2012
04678	INSTALL WALL SIGN FOR MATHNASIUM - #256	\$2,140		6/21/2012
04107	2 SETS OF CHANNEL LETTERS & 1 FACE PYLON SIGN - #258 - WE BUY GOLD	\$2,350		6/1/2012
03747	CHANGE OF ELECTRICAL SERVICE - #264 - MATTRESS BARN	\$0		5/18/2012
02696	TURNING 1 UNIT INTO 2 - #256	\$20,000		4/12/2012
00165	INSTALL WALK-IN COOLER - FREEZER - #212	\$5,700		1/9/2012
00137	INSTALL 2 ILLUMINATED CHANNEL LETTERS @ 2 LOCATIONS - #264	\$1,185		1/9/2012

09587	INSTALL UL 300 FIRE SUPPRESSION SYSTEM - #212	\$2,300		12/16/2011
09554	MOVE RANGE HOOD - NFPA96 - #212 - PITA PIT	\$2,280		12/15/2011
09399	ADD & RELOCATE FIRE SPRINKLER HEADS - #212 - PITA PIT	\$850		12/9/2011
09305	INTERIOR RENOVATIONS - #212	\$21,500	1/26/2012	12/6/2011
08962	WALL SIGN - #212 - PITA PITT	\$4,600		11/18/2011
08860	INTERIOR ALTERATIONS - MATTRESS - #264	\$35,000		11/15/2011
07902	WALL SIGN - #274 - MENCHIES FROZEN YOGURT	\$5,875		10/6/2011
07700	INTERIOR ALTERATION - #116 - 3060 E SR 436	\$12,185		9/27/2011
06792	WALL SIGN - B CUPCAKES - #196	\$2,100		8/22/2011
06485	INTERIOR REMODEL - #196 - B'S CUPCAKES	\$26,781		8/10/2011
06349	TENANT IMPROVEMENT - #274 - MENCHIES FROZEN YOGURT SHOP	\$75,000		8/4/2011
05772	DEMO QUIZNO'S WALL SIGN & CAP-OFF ELECTRIC - #212	\$800		7/18/2011
05561	INTERIOR ALTERATIONS - #112 - NO CO REQUIRED	\$3,000		7/14/2010
02919	WALL SIGN FOR TUESDAY MORNING - #140	\$232		4/14/2010
00777	ADD SPRINKLERS - #100 - SUSTAIN NATURAL FOODS; PAD PER PERMIT 3060 E SR 436	\$200		2/2/2010
10016	INTERIOR ALTERATION - #100; PAD PER PERMIT 3060 E SR 436	\$55,156	4/6/2010	12/30/2009
07927	WALL SIGN - #192	\$7,000		10/5/2009
04433	MECH & COND- SUITE 180	\$4,682		6/2/2009
03303	SECURITY SYSTEM - #154	\$800		4/30/2009
03242	MINOR INTERIOR ALT SUITE 236	\$750		4/28/2009
02957	ADDING RECEPTACLES - #154	\$2,400		4/20/2009
01893	INTERIOR FIRE PARTITION - #244	\$11,500		3/11/2009
08839	INSTALL SECURITY SYSTEM - #164	\$2,372		8/27/2008
08412	RELOCATE SPRINKLER HEADS FOR INTERIOR ALTERATION - MEDICINE SHOPPE - #164	\$1,250		8/11/2008
07771	WALL SIGN - MEDICINE SHOPPE - #164	\$2,138		7/22/2008
05488	ELECTRIC FOR NEW LIFT STATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$1,500		5/23/2008
05501	INTERIOR ALTERATION - #164	\$60,000	9/12/2008	5/23/2008
04474	EXTEND THE FACADE @ ENTRANCE OF FITNESS CENTER - NO INTERIOR WORK	\$10,000		4/29/2008
01560	INSTALL SELF-CONTAINED WALK-IN COOLER - DAILY GRIND	\$2,500		2/14/2008
01432	WALL SIGN - MANE STAGE SALON - #252	\$2,143		2/11/2008

01050	INSTALL FIRE SPRINKLERS - THE DAILY GRIND - #100; PAD PER PERMIT 3060 E SR 436	\$1,621		1/31/2008
00917	GREASE TRAP & SMALL ADDITION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$20,000		1/29/2008
00874	REROOF; PAD PER PERMIT 3050 E SR 436	\$19,355		1/28/2008
00726	RANGE HOOD SUPPRESSION SYSTEM - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$850		1/23/2008
00518	DIRECTIONAL & WALL SIGNS - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$2,400		1/16/2008
11385	WALL SIGN @ STUDIO FUN; PAD PER PERMIT 3050 E SEMORAN BLVD	\$2,147		10/16/2007
09530	INSTALL FIRE SPRINKLERS - #104; PAD PER PERMIT 3060 E SEMORAN BLVD	\$1,000		8/24/2007
08963	SIGN - SOAPY'S DOG WASH - SUITE #120; PAD PER PERMIT 3060 E SR 436	\$2,250		8/10/2007
08850	INSTALL FIRE SPRINKLERS - #100	\$1,500		8/8/2007
07887	INTERIOR ALTERATION - DAILY GRIND COFFEE HOUSE & CAFE - #100; PAD PER PERMIT 3060 E SEMORAN BLVD	\$130,000	6/5/2008	7/18/2007
07329	DOG WASH - #120; PAD PER PERMIT 3060 E SR 436	\$29,000		7/3/2007
06380	DEMOLISH INTERIOR WALLS & RECONSTRUCT - #100; PAD PER PERMIT 3060 E SR 436	\$39,798	9/4/2007	6/13/2007
04627	INTERIOR ALTERATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SEMORAN BLVD	\$142,300	2/14/2008	5/2/2007
04628	WALK-IN FREEZER - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$36,000		5/2/2007
02896	WALL SIGN - ALLSTATE - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,200		3/22/2007
13837	INSTALL FIRE SPRINKLERS - #212	\$1,000		12/19/2006
11041	QUIZNO'S WALL SIGN - #212	\$2,100		9/26/2006
10796	SUITE #212 - QUIZNOS; PAD PER PERMIT 522 LAKE EAGLE LN	\$75,000	12/27/2006	9/20/2006
10679	INSTALL FIRE SPRINKLERS - #204	\$2,100		9/18/2006
09401	WALL SIGN	\$2,500		8/14/2006
07993	INSTALL FIRE SPRINKLERS - #184	\$1,082		7/11/2006
07979	WALL SIGN - #112; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,100		7/10/2006
06492	WALL SIGN - #200	\$1,200		6/2/2006
06474	INTERIOR ALTERATION - #204	\$145,000	10/10/2006	6/1/2006
06256	INTERIOR TO CORRECT VIOLATIONS - #210	\$1,000		5/26/2006
06194	REPLACE FASCIA ON POLE SIGN & REPLACING WALL SIGN - SUITE #192/SPRINT	\$2,300		5/25/2006
05547	INSTALL FIRE SPRINKLERS - #200	\$2,606		5/11/2006
04786	INSTALL FIRE SPRINKLERS - #204	\$2,486		4/26/2006
04757	INSTALL FIRE SPRINKLERS - #202	\$1,340		4/25/2006

04672	INTERIOR BUILDOUT - #204	\$70,000	6/13/2006	4/24/2006
04501	INSTALL FIRE SPRINKLERS - #196	\$1,327		4/19/2006
04075	INTERIOR BUILDOUT - #202	\$30,000	6/21/2006	4/10/2006
03710	INTERIOR ALTERATION - SUITE #196	\$48,357	5/15/2006	4/3/2006
03583	INTERIOR BUILDOUT - #184	\$39,862	7/27/2006	3/31/2006
03584	INTERIOR BUILDOUT - #112	\$87,954	5/30/2006	3/31/2006
03322	INSTALL FIRE SPRINKLERS - #210	\$1,400		3/27/2006
03323	INSTALL FIRE SPRINKLERS - #212	\$1,400		3/27/2006
02261	DENTAL OFFICE INTERIOR BUILDOUT - SUITE #200	\$50,000	7/14/2006	2/28/2006
02156	INTERIOR BUILDOUT - #212	\$30,000	4/12/2006	2/24/2006
02051	INTERIOR ALTERATION - #210	\$30,000	4/12/2006	2/22/2006
01247	WALL SIGN - #200	\$900		2/3/2006
00583	SIGN; PAD PER PERMIT 3052 E SEMORAN BLVD	\$2,280		1/18/2006
00342	INSTALL FIRE SPRINKLERS/MAIN - #200	\$3,000		1/11/2006
00341	INSTALL FIRE SPRINKLERS/MAIN - #208	\$1,800		1/11/2006
19854	INTERIOR BUILDOUT - #200	\$170,820	1/26/2006	11/17/2005
19855	INTERIOR BUILDOUT - #208	\$85,410	1/26/2006	11/17/2005
19731	INTERIOR ALTERATION - SUITE #208	\$79,782		11/16/2005
19356	SIGN - #192	\$1,225		11/7/2005
19019	INSTALL FIRE SPRINKLERS - #192	\$3,800		10/28/2005
17820	TENANT BUILDOUT - #192	\$140,000	1/11/2006	9/28/2005
16958	WALL SIGN - CAREER USA - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,474		9/13/2005
16282	INSTALL WALL SIGN - #160	\$1,250		8/30/2005
14817	INSTALL FIRE ALARM SYSTEM - #144	\$22,500		8/3/2005
13894	INSTALL FIRE SPRINKLERS - #160	\$678		7/19/2005
11933	NEW TENANT BUILDOUT - SUITE #160	\$19,000	8/8/2005	6/20/2005
10480	AWNING ON STORE FRONT - #144	\$1,500		5/26/2005
09562	INSTALL WALL SIGN ON STORE FRONT - LIFESTYLE FAMILY FITNESS - #144	\$6,684		5/12/2005
09137	REPLACE 2 A/C UNITS ON ROOF - TUESDAY MORNINGS - #140	\$61,000		5/6/2005
08551	INSTALL NEW WET FIRE PROTECTION SYSTEM TO REPLACE OLD - LIFE STYLE FAMILY FITNESS - #144	\$46,256		4/28/2005
03943	ADD 7 SPRINKLERS DUE TO THE ADDITION OF FIREWALL ON WEST SIDE; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,000		2/22/2005
03828	DEMOLISH, FRAMING WALLS, & ADDING ELECTRICAL SWITCHES & OUTLETS - #144	\$50,000	5/16/2005	2/21/2005
02478	INTERIOR BUILDOUT - #144	\$1,300,000	9/22/2005	2/2/2005
14741	INSTALL FIRE SPRINKLERS FOR CARVEL ICE-CREAM - SUITE #228	\$4,400		11/17/2004
14570	WALL SIGN FOR CARVEL - #232	\$1,800		11/15/2004

13352	RANGEHOOD SUPPRESSION SYSTEM FOR BURGER KING #5969; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,294		10/28/2004
11805	INTERIOR BUILDOUT FOR NEW CARVEL ICE-CREAM	\$120,000	12/23/2004	10/6/2004
10969	DEMOLITION OF CURRENT OFFICES - CONVERTING TO ICE CREAM SHOP; PAD PER PERMIT 3010 E SEMORAN BLVD	\$2,500		9/22/2004
09544	INSTALL GREASE TRAP FOR CHINESE RESTAURANT - #132	\$5,000		8/23/2004
08445	REMOVE BLOCKBUSTER AWNING & REPLACE W/NEW - #264	\$0		7/22/2004
05601	MECHANICAL & CONDENSOR	\$4,826		5/13/2004
13974	INSTALL FIRE SPRINKERS/MAIN - #120	\$1,800		12/16/2003
12711	TENANT BUILDOUT - #164	\$40,000	12/22/2003	11/12/2003
08506	MECHANICAL & CONDENSOR	\$9,120		7/30/2003
07059	MECHANICAL & CONDENSOR - #128	\$4,651		6/1/2003
03627	INTERIOR - #164	\$2,200		4/1/2003
00303	REROOF	\$189,300		1/1/2003
00665	WALL SIGN - #140	\$0		1/1/2003
11091	INSTALL FIRE SPRINKLERS/MAIN	\$0		11/1/2002
10539	INSTALL FIRE SPRINKLERS/MAIN	\$2,739		10/1/2002
09976	INSTALL FIRE SPRINKLERS/MAIN; #112	\$2,585		10/1/2002
09980	INSTALL FIRE SPRINKLERS/MAIN; #140	\$600		10/1/2002
09025	INTERIOR - #112	\$80,000	12/30/2002	9/1/2002
09240	RENOVATIONS; #140	\$12,843		9/1/2002
08920	INTERIOR ALTERATION	\$6,220		9/1/2002
09398	WALL SIGN; PAD PER PERMIT 3030 SEMORAN BLVD #120	\$0		9/1/2002
06691	WALL SIGN; #164	\$0		7/1/2002
01933	REROOF; PAD PER PERMIT 3010 E SEMORAN BLVD	\$7,500		2/1/2002
09889	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,320		10/1/2001
05788	MERCANTILE - COFFEE SHOP	\$100,000		6/1/2001
03010	TENANT BUILDOUT 3030 E SEMORAN BLVD 100	\$1,200	11/16/2001	4/1/2001
03152	WALL SIGN	\$0		4/1/2001
00947	ELECTRIC WIRING	\$1,200		2/1/2001
00030	SIGN(POLE,WALL,FACIA)	\$800		1/1/2001
06014	WALL SIGN	\$0		6/29/2000
05545	INSTALL FIRE SPRINKLERS/MAIN; CONTRACTOR - ANDERSON MIKE	\$1,250		6/15/2000
04609	FP FIRE NEW CONSTRUCTION & MECHANICAL ALL OTHER; CONTRACTOR - HARTMAN, BRYAN SCOTT; AUDIOLOGICAL CONSULTANTS OF AMERICA	\$28,000		5/18/2000

13038	3030 E SR 436 : ALTERATION COMMERCIAL-Cloud Factory	\$1,500	7/30/2020	1/1/2000
10619	INSTALL FIRE SPRINKLERS/MAIN	\$734		12/1/1999
08914	ADD/ALT	\$34,300		11/1/1999
04845	BLOCKBUSTER, INC	\$50,000	8/20/1999	6/1/1999
04684	REVAMP EXIST FIRE SPRINKLER SYSTEM	\$1,850		6/1/1999
00653	ADD-ON SPRINKLER; BEAR LAKE PLAZA	\$0		1/1/1999
09290	INTERIOR ALTERATION	\$154,000	6/25/1999	11/1/1998
07935	GATOR'S DOCKSIDE/COOLER PAD	\$1,500		10/1/1998
08484	DEMO FOOD LION	\$20,000		10/1/1998
07987	DEMO INTERIOR DISCOVERY ZONE; BEAR LAKE VILLAGE	\$2,000		10/1/1998
08455	DEMO OF FIRE SPRINKLERS; BEAR LAKE VILLAGE PUBLIX	\$500		10/1/1998
00816	PERMIT DOES NOT STATE WORK DESCRIPTION; THE FINANCIAL CENTER STE 164	\$1,200	8/5/1998	2/1/1998
00294	INSTALL DRESSING ROOMS; LABELS FOR LESS STE #144	\$2,000		1/1/1998
04753	RELOCATE SERVICE LATERAL; POSITANO ITALIAN RESTAURANT	\$5,000		7/1/1997
01398	SAFETY; POSITANO RESTAURANT UNIT 108	\$200		3/1/1997
00830	FIRE SPRINKLERS FOR 16000 VIDEOS	\$570		2/1/1997
00401	WATER SOFTENER; CAFE POSITANO	\$0		1/1/1997
07949	PERMIT DOES NOT STATE WORK DESCRIPTION; CAFE POSITANO	\$425		12/1/1996
07434	INSTALL EXHAUST HOODS & COOLER	\$12,000		11/1/1996
07667	CHICK FIL-A BURGLAR ALARM	\$0		11/1/1996
07470	CHICK-FIL-A HOOD SYSTEM; PAD PER PERMIT 3050 SEMORAN BLVD E	\$4,200		11/1/1996
07304	FIRE EQUIPMENT FOR CHICK-FIL-A; PAD PER PERMIT 3050 SEMORAN BLVD E	\$900		11/1/1996
06090	CHICK-FIL-A RESTAURANT PAD PER PERMIT 3050 SEMORAN BLVD E	\$300,000	12/6/1996	9/1/1996
05507	POSITANO RESTAURANT-INTERIOR; CO DATE 01/29/97	\$175,000		8/1/1996
05657	BUONGIORNA POSITANO PIZZERIA-FIRE PROTECTION	\$3,650		8/1/1996
00687	SIDEWALK-MATTRESS	\$600		2/1/1996
00140	FAST SIGNS INTERIOR	\$13,376	2/28/1996	1/1/1996
00542	MATTRESS MAVIN-INTERIOR U-164	\$10,000	3/1/1996	1/1/1996
07559	ADD DOOR-GATORS DOCKSIDE	\$650		11/1/1995
05159	GATORS DOCKSIDE STE 180	\$1,800		8/1/1995
04603	GATORS DOCKSIDE RANGE HOOD SYS	\$8,505		7/1/1995
04604	FIRE EXTINGUISH	\$1,270		7/1/1995
04962	GATORS DOCKSIDE-SEMINOLE SAFETY SYSTEMS	\$1,000		7/1/1995
04303	GATORS DOCKSIDE UNIT 180	\$1,760		6/1/1995

03582	GATORS DOCKSIDE UNIT #180	\$30,000	8/4/1995	5/1/1995
04835	TOOLS FOR TEACHING STE 240 NO DESCRIPTION	\$3,950	7/29/1994	7/1/1994
04714	TOOLS FOR TEACHING STE 240	\$3,950		7/1/1994
02684	NO DESCRIPTION SEMINOLE SAFETY SYSTEMS IS COMPANY DOING WORK	\$1,000		4/1/1994
01105	STEPHENS BEAUTY SALOON NO DESCRIPTION	\$11,425	3/17/1994	2/1/1994
07346	WALL SIGN	\$0		6/21/1960

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO CONC	1996	1040	\$5,658	\$3,395
COMMERCIAL ASPHALT DR 2 IN	1989	280500	\$757,350	\$454,410
BRICK WALL - SF	1989	5406	\$114,769	\$68,861
WALKS CONC COMM	1996	711	\$3,868	\$2,321
POLE LIGHT 1 ARM	1989	12	\$22,248	\$22,248
COMMERCIAL CONCRETE DR 4 IN	1996	2856	\$15,537	\$9,322
WOOD UTILITY BLDG	1996	224	\$3,284	\$1,970
POLE LIGHT 1 ARM	1996	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1996	3	\$10,815	\$10,815

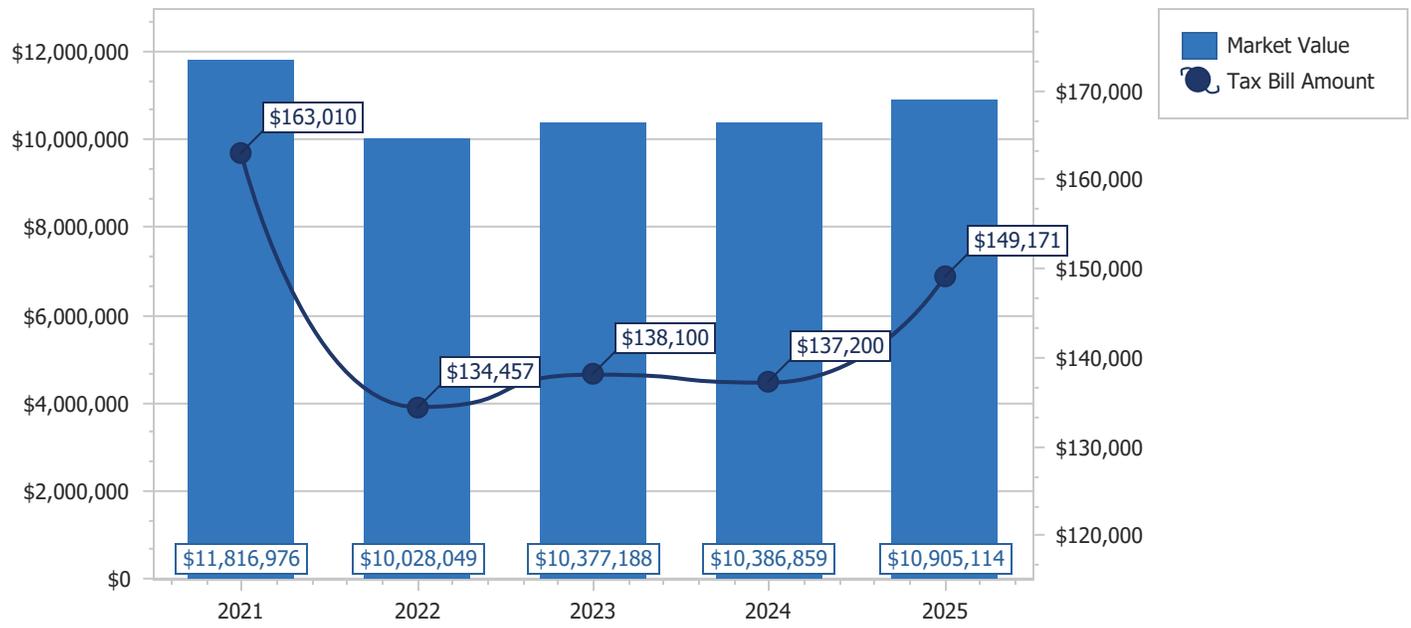
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/9/2026 8:02:55 AM
Project: 26-80000030
Credit Card Number: 37*****1000
Authorization Number: 272592
Transaction Number: 090326O17-B149A7AC-5B01-4E48-B6BD-E853941CCB86
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	APOPKA GROCERY STORE - PRE-APPLICATION	PROJ #: 26-80000030
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/06/26	
RELATED NAMES:	EP JOE PELLARIN	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-022B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A GROCERY STORE ON 12.93 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF BALMY BEADCH DR, SOUTH OF SR 436	
NO OF ACRES	12.93	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	EAST SIDE OF BALMY BEACH DR, SOUTH OF SR 436	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JUSTIN BESSER KIMLEY-HORN & ASSOCIATES INC 200 S TRYON ST STE 200 CHARLOTTE NC 28202 (704) 370-9529	JOE PELLARIN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 720-7373	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

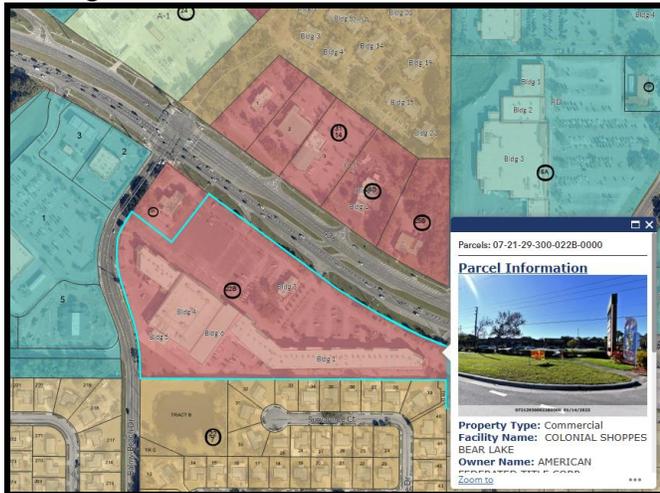
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a grocery store is permitted within this zoning district.
- Since there are no site modifications being made to the existing site, you may proceed to building permitting.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Comprehensive Planning	Site has a Future Land Use of COM (Commercial). Per Policy FLU 5.3.3 Commercial of Comprehensive Plan: - The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses - Neighborhood convenience store; - Community, regional and subregional shopping centers; - Colleges, universities, business and technical schools; - Retail sales, restaurants and commercial services; - Highway oriented businesses and outdoor advertising; - Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Based on this, the use of grocery store appears consistent with the COM Future Land Use and will need to also be consistent with the underlying zoning.
3	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.
4	Environmental Services	This development will continue to be serviced by Seminole County water and sewer.
5	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
6	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.
7	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)
8	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
9	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
10	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)

11	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)
12	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)
13	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)
14	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
15	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)
16	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)
17	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.
18	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7
19	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7
20	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
21	Planning and Development	This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a grocery store is permitted within this zoning district.

22	Planning and Development	Since there are no site modifications being made to the existing site, you may proceed to building permitting.
23	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. Parking requirements for a shopping center are: 4 parking spaces for every 1,000 square feet up to the first 10,000 square feet and 3 spaces for every 1,000 square feet above 10,000 square feet. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
24	Planning and Development	Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.
25	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
26	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.
27	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
28	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
29	Public Safety - Fire Marshal	Any modifications to the building shall be through a separate building permit.
30	Public Works - Engineering	No specific issues noted with traffic. Please be sure that ADA spaces meet current ADA requirements.

31	Public Works - Engineering	No specific Drainage issues noted. Any increase in impervious will have to be treated with retention and may require the entire site to be brought into compliance for drainage.
32	Public Works - Impact Analysis	No Review Required. Same Land Use in existing building -->> Same trip generation.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 27, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0275

Title:

HEATHROW LUXURY HOME - PRE-APPLICATION

Project Number: 26-80000032

Project Description: Proposed Site Plan for a single-family home development on 3.11 acres in the PD zoning district located on Lake Heathrow Ln, north of W Lake Mary Blvd

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 12-20-29-300-001C-0000

BCC District: 5-Herr

Applicant: Daniel Doyle (407) 554-4070

Consultant: N/A



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

PROJ. #: 26-80000032
RECEIVED AND PAID 03/13/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

PROJECT NAME: Heathrow Luxury Home Development	
PARCEL ID #(S): 122029300001C0000	
TOTAL ACREAGE: 3.11	BCC DISTRICT: District 5
ZONING: PD	FUTURE LAND USE: PD

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin
ADDRESS: 6300 Hazeltine National Drive, Suite 118	
CITY: Orlando	STATE: ZIP:
PHONE: (407) 554-4070	EMAIL: [REDACTED]

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin
ADDRESS: 6300 Hazeltine National Drive, Suite 118	
CITY: Orlando	STATE: FL ZIP:32822
PHONE: (407) 554-4070	EMAIL: [REDACTED]

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>The proposed development includes demolition of existing structures and construction of luxury single family homes.</u>				

COMMENTS DUE: 03/20	COM DOC DUE: 03/26	DRC MEETING: 04/01/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on Heathrow Ln, north of W Lake Mary Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	

March 13, 2026

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

**Subject: 1275 Lake Heathrow Lane
Pre-application Request**

Planning and Zoning:

Our client is requesting a pre-application meeting with Seminole County for the site 1275 Lake Heathrow Lane with associated Parcel ID: 122029300001C0000. The site is currently, approximately 3.11 acres and developed. Additionally, the site is located within the Heathrow Center PD.

The proposed development program includes the demolition of the existing building, and the redevelopment of luxury single family homes.

Legend

-  Property Boundary
-  Parcel Boundaries

Parcel ID

122029300001C0000

1275 LAKE HEATHROW LN



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor



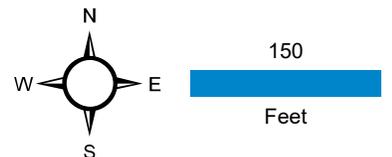
6300 Hazeltine National Drive, Suite 118
Orlando, Florida 32822

Office (407) 410-8624 | www.kpmfranklin.com

Heathrow Luxury Home
Seminole County, Florida

2023 Aerial Map

FIGURE - A2 | Mar 12, 2026



HEATHROW RESIDENCES SITE PLAN



SCALE 1:100

25110 - HEATHROW RESIDENCES

03.02.2026



Property Record CardA



Parcel: **12-20-29-300-001C-0000**
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**
 Owners: **HEATHROW ON THE GREEN LLC**
 2026 Market Value \$2,637,111 Assessed Value \$2,637,111 Taxable Value \$2,637,111
 2025 Tax Bill \$35,543.05

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.13 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	100 E CENTRAL BLVD STE 2 ORLANDO, FL 32801
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$950,536	\$923,013
Depreciated Other Features	\$58,823	\$47,601
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,637,111	\$2,598,366
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	\$2,637,111	\$2,598,366

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$35,543.05
Tax Bill Amount	\$35,543.05
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 HEATHROW ON THE GREEN LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 12 TWP 20S RGE 29E
 BEG INT E R/W LI HEATHROW BLVD & N
 R/W LI LAKE MARY BLVD RUN N 06 DEG
 10 MIN 14 SEC E 39.57 FT NELY ALONG
 CURVE 96.61 FT NWLY ALONG CURVE
 92.68 FT NELY ALONG CURVE 23.47 FT
 N 23 DEG 37 MIN 44 SEC W 50 FT NWLY
 ALONG CURVE 44.94 N 10 DEG 36 MIN
 44 SEC W 114.0 FT S 57 DEG 36 MIN
 42 SEC E 108.34 FT N 87 DEG 11 MIN
 31 SEC E 86.81 FT N 54.41 FT E 214
 FT S 160 FT S 18 DEG 45 MIN 30 SEC
 W 282.22 FT N 74 DEG 38 MIN 58 SEC
 W 137.77 FT S 23 DEG 30 MIN 56 SEC
 W 167.63 FT S 66 DEG 21 MIN 01 SEC
 E 76.54 FT S 13 DEG 43 MIN 25 SEC E
 49.98 FT N 83 DEG 50 MIN 18 SEC W
 190 FT TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,637,111	\$0	\$2,637,111
Schools	\$2,637,111	\$0	\$2,637,111
FIRE	\$2,637,111	\$0	\$2,637,111
ROAD DISTRICT	\$2,637,111	\$0	\$2,637,111
SJWM(Saint Johns Water Management)	\$2,637,111	\$0	\$2,637,111

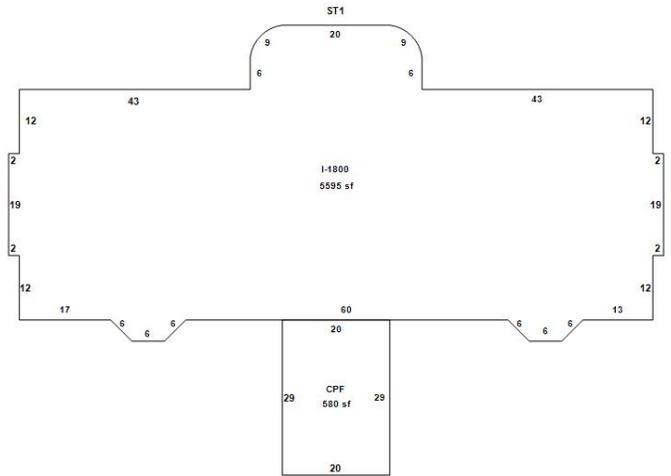
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/26/2026	\$3,240,000	10993/0356	Improved	Yes
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

LandA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10029
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,242,531
Assessed	\$950,536



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$3,883
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$13,705
BRICK DRIVEWAY	1984	2642	\$19,524	\$11,714
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

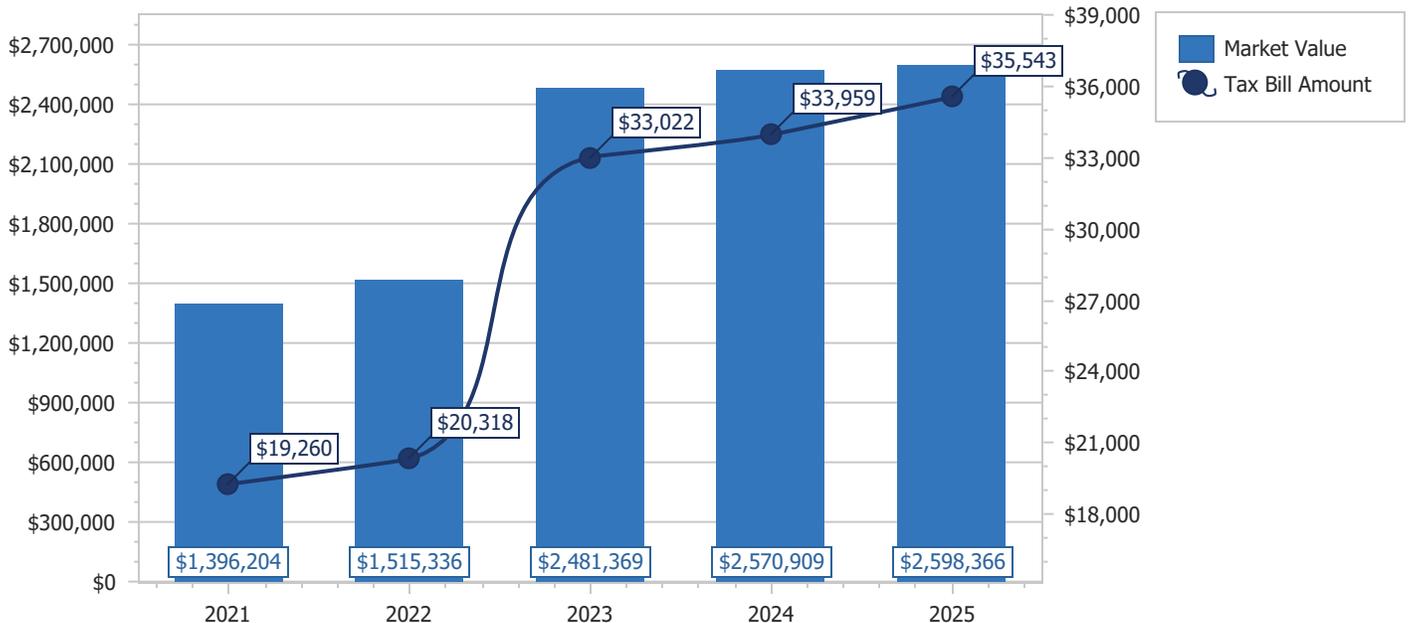
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

UtilitiesA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/13/2026 3:00:13 PM
Project: 26-80000032
Credit Card Number: 47*****8760
Authorization Number: 413100
Transaction Number: 130326C1A-FD8B0C0F-176D-4FD2-9778-86155EE57DD2
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	HEATHROW LUXURY HOME - PRE-APPLICATION	PROJ #: 26-8000032
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/13/26	
RELATED NAMES:	EP DANIEL DOYLE	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	12-20-29-300-001C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SINGLE-FAMILY HOME DEVELOPMENT ON 3.11 ACRES IN THE PD ZONING DISTRICT LOCATED ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
NO OF ACRES	3.11	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DANIEL DOYLE KPM FRANKLIN 6300 HAZELTINE NATIONAL DR ORLANDO FL 32822 (407) 554-4070 [REDACTED]	N/A	

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PROJECT MANAGER COMMENTS

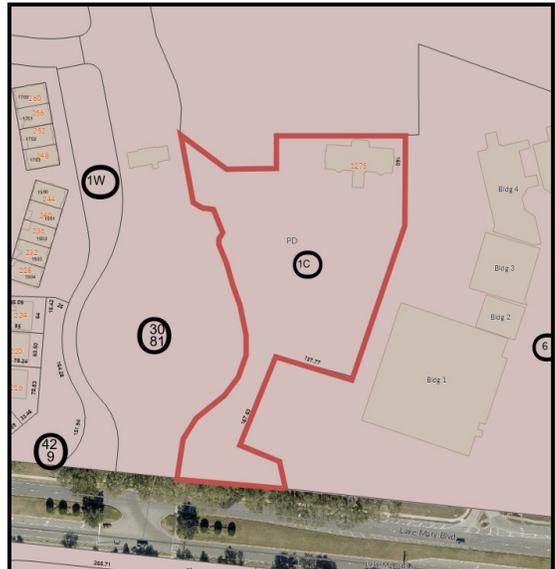
- The subject site has a Planned Development Future Land Use designation and a PD (Planned Development) Zoning classification, known as the Heathrow PD.
- A PD Major Amendment Rezone is required for proposed residential in Tract 2 of the PD, which currently has entitlements for Commercial uses. Entitlements for residential will need to be demonstrated in terms of PD as a whole for proposed residential compatibility.
- If subdivision of lots is proposed, an application for the subdivision process will also be required.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



Future Land Use: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
2.	Buffers and CPTED	All proposed development shall comply with the Lake Mary Boulevard Gateway Corridor Overlay Buffer and Landscaping Standards in accordance with the Heathrow DRI and the established overlay. If the PD is amended, the provisions of the overlay are still applicable, deviation from requirements in any PD amendment shall have written justification and are subject to staff evaluation. See more information at the following link, please see sections pertaining to buffer width and parking lot landscaping requirements.: https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT10OVDI_S30.10.3LAMABOGACOOVSTCL	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of PD Amendment and/or Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area 2. Density Calculation utilizing net buildable area. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers.	Info Only
5.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
8.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
11.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the south side of Lake Heathrow Lane.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manholes running along the north side of Lake Heathrow Lane.	Info Only
14.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" HDPE reclaim water main running along the north side of West Lake Mary Boulevard.	Info Only
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

16.	Environmental Services	Based on the proposed layout of the development, Seminole County owned utility lines on this property will be required to be relocated. Please provide a boundary survey of the property during site plan so that we review/verify any existing onsite utility easements. If any of the new/relocated utility lines are not within an existing utility easement, then a new utility easement dedicated to Seminole County will need to be provided.	Info Only
17.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
19.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	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	Info Only

		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)	
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	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
28.	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
29.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
30.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT15OULIRE)	Info Only
31.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. A site plan is needed if any requirements such as screening of outdoor storage, parking or landscaping are needing updates to be brought up to current code standards. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
32.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Heathrow PD.	Info Only
33.	Planning and Development	Per the approved DCA (Developer's Commitment Agreement), Heathrow PD Tract 2, the permitted uses are Commercial. The proposed development of residential on Tract 2 will require a PD Major Amendment Rezone.	Info Only
34.	Planning and Development	If the Developer proposes to subdivide into lots, then the project would be subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-	Info Only

		development/development-processes-requirements/index.shtml	
35.	Planning and Development	The proposed development is subject to the formal subdivision process . This process will involve the following steps: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans; may be submitted once step one is under review. 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
36.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
37.	Planning and Development	Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
38.	Planning and Development	Per the Heathrow Planned Unit Development Third Amended Developer's Commitment Agreement dated December 12, 2006, Section V.Letter H: -Commercial: Tracts 1 and 2 shall be permitted for commercial tracts; however the primary use of these tracts is intended for service establishments and retail outlets. Tract 1 and 2 are intended as a specialty shopping center of restaurants, specialty shops, entertainment establishments, personnel services, offices and other similar uses. Tract 2 is permitted for commercial uses. In order to proceed with the proposed use of luxury homes, the applicant would need to apply for a PD Major Amendment to the Heathrow PD.	Info Only
39.	Planning and Development	Proof of entitlements for residential units will need to be demonstrated at the time of PD Major Amendment. This shall be done by quantifying existing residential development allotted and the remaining residential entitlements in the PD as a whole.	Info Only
40.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you	Info Only

		from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
41.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing	Info Only
42.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the applicable regulations. Please refer to SCLDC Section 30.10.5.14 for specific requirements related to this area.	Info Only
43.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.	Info Only
44.	Planning and Development	The minimum open space requirements for a PD (Planned Development) are twenty-five (25) percent open space.	Info Only
45.	Planning and Development	The process for a PD Major Amendment to the Heathrow PD is as follows: 1st step is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd Step is an update to the Final Development Plan, which is reviewed and approved by staff. 3rd step is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.	Info Only
46.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Info Only
47.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, International Parkway South Urban Center.	Info Only
48.	Planning and Development	The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code.	Info Only
49.	Planning and Development	The 3rd Amended Heathrow PUD DCA Condition M #4 states: No parcel density shall exceed 13 units per acre, except Tract 31 shall not exceed 4 DU/acre, Tract 35	Info Only

		shall not exceed 3 DU/acre, Tract 20 shall not exceed net 1.4 DU/ac, Tract 32 shall not exceed 4 DU/ac, and Tract 34B shall not exceed 3 DU/ac.	
50.	Planning and Development	<p>Greater Benefit and Innovation Criteria. (LDC 30.8.5.3)</p> <p>In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
51.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals: (LDC 30.8.5.3)</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
52.	Planning and Development	<p>Residential PD Design Standards: (LDC 30.8.5.3)</p> <ol style="list-style-type: none"> (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. (2) Front-facing garage doors must be set back a minimum of twenty (20) feet. (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story. (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners. <p>Per PD Section (f), Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees 	Info Only

		<p>may count towards required open space. Street trees shall:</p> <p>a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.</p> <p>b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.</p> <p>c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.</p> <p>d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.</p> <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <p>a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</p> <p>b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</p>	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	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
55.	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
56.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <p>1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.</p> <p>3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved</p>	Info Only

		SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
57.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
58.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
59.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
60.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. The site is part of a master system but will have to be evaluated for the increased impervious.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing drainage system	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
63.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	There is some concern with the connection to the parking lot. It should be perpendicular or parallel to a drive aisle.	Info Only
66.	Public Works - Engineering	There is required to be a sidewalk to Lake Mary Boulevard.	Info Only
67.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 27, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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