



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, October 8, 2025

9:00 AM

Room 3024 and hybrid TEAMS

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

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

#### **DRC & PRE- APPLICATIONS**

##### **9:00AM (IN PERSON) GREEN DENTAL - PRE-APPLICATION**

**[2025-920](#)**

**Project Number:** 25-80000104

**Project Description:** Proposed Site Plan for two medical office buildings on 3.15 acres in the PD Zoning District located on the north side of W SR 434, west of Markham Woods Road

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

**Parcel ID:** 03-21-29-300-001F-0000+

**BCC District:** 3-Constantine

**Applicant:** Scott Green (407) 463-2300

**Consultant:** Stephen Allen (407) 516-0437

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

**9:20AM (IN PERSON) KIDS LANGUAGE ACADEMY - PRE-APPLICATION****[2025-918](#)****Project Number:** 25-80000102**Project Description:** Proposed Site Plan to re-develop an existing daycare facility on 0.83 acres in the A-1 Zoning District located on the east side of Tuskawilla Road, north of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 36-21-30-300-002B-0000**BCC District:** 1-Dallari**Applicant:** Helen Rojas (407) 285-4741**Consultant:** Jose Arvelo (407) 832-1390**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (TEAMS) ENTERPRISE CAR RENTAL - PRE-APPLICATION****[2025-919](#)****Project Number:** 25-80000103**Project Description:** Proposed Site Plan for minor renovations for a car rental facility on 1.21 acres in the C-2 Zoning District located on the southeast corner of N US Highway 17-92 and Florida Avenue**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 33-20-30-506-0000-0010**BCC District:** 2-Zembower**Applicant:** Marvin Sealy (786) 236-1626**Consultant:** Julie Farr (407) 271-8910**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-920**

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### **Title:**

**9:00AM (IN PERSON) GREEN DENTAL - PRE-APPLICATION**

**Project Number:** 25-80000104

**Project Description:** Proposed Site Plan for two medical office buildings on 3.15 acres in the PD Zoning District located on the north side of W SR 434, west of Markham Woods Road

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

**Parcel ID:** 03-21-29-300-001F-0000+

**BCC District:** 3-Constantine

**Applicant:** Scott Green (407) 463-2300

**Consultant:** Stephen Allen (407) 516-0437



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

PROJ. #: 25-80000104  
PM: Tiffany  
REC'D: 9/17/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME:	Green Dental		
PARCEL ID #(S):	03-21-29-300-001F-0000 and 03-21-29-300-001A-0000		
TOTAL ACREAGE:	.83 and 2.32	BCC DISTRICT:	3
ZONING:	PD	FUTURE LAND USE:	PD

#### APPLICANT

NAME:	Scott Green	COMPANY:	Castle Works
ADDRESS:	6700 S Sylvan Lake Dr		
CITY:	Sanford	STATE:	FL
		ZIP:	32771
PHONE:	407.463.2300	EMAIL:	scott@castleworkinc.com

#### CONSULTANT

NAME:	Stephen Allen PE	COMPANY:	CivilCorp Engineering Inc.
ADDRESS:	630 N Wymore Rd Ste 310		
CITY:	Maitland	STATE:	FL
		ZIP:	32751
PHONE:	407-516-0437	EMAIL:	sallen@civilcorpeng.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: 2 Medical office bulidings with all associated infrastructor.

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

#### STAFF USE ONLY

COMMENTS DUE: <u>9/26</u>	COM DOC DUE: <u>10/2</u>	DRC MEETING: <u>10/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the north side of W SR 434, west of Markham Woods Rd</u>
W/S: <u>Sunshine Water</u>	BCC: <u>3: Constantine</u>	



CivilCorp Engineering, Inc.  
630 N. Wymore Rd. Ste 310  
Maitland, FL 32751  
Certificate of Authorization No. 29390  
407-755-1700

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September 16, 2025

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

Re: Dental Office Pre application  
request

To Whom it May Concern:

We are hereby requesting a pre-application meeting for the vacant property located at W SR 434 (Parcel No. 03-21-29-300-001F-0000 and 03-21-29-300-001A-0000). We would like to develop the property with a 2 building for medical office Building one will be a 2 story 8,000sqft building 2 will be one story 2,000sqft . The design will include parking and all associated infrastructure.

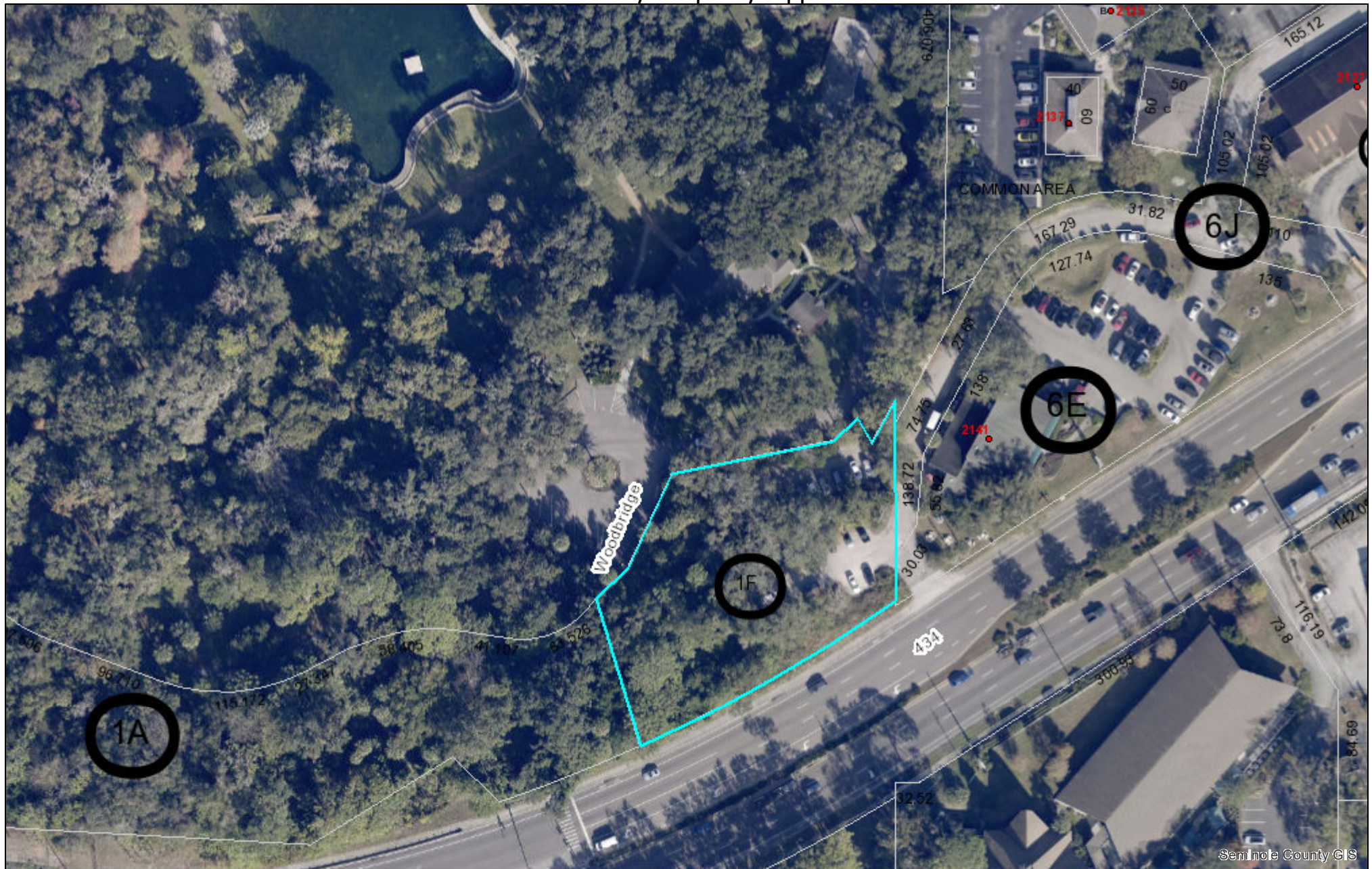
Should you have any questions or comments, please give me a call.

Sincerely,  
**CivilCorp Engineering, Inc.**

A handwritten signature in black ink, appearing to be "SA", written over a horizontal line.

Stephen Allen, PE #59994  
President

# Seminole County Property Appraiser

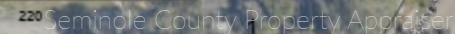


This map is for informational purposes only and is not prepared for or suitable for legal, engineering or surveying purposes.  
No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



mi  
00.0045009 0.018 0.02

Date: 10/21/20<sup>6</sup><sub>2</sub>



David Johnson, CFA  
Seminole County Property Appraiser

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



## SITE LEGEND

SITE BOUNDARY LINE	----
CENTER LINE OF ROAD	----
EASEMENT LINE	----
EXISTING EDGE OF PAVEMENT	----
PROPOSED CONCRETE PAVEMENT	----
PROPOSED ASPHALT	----
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	HC
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	Ⓟ

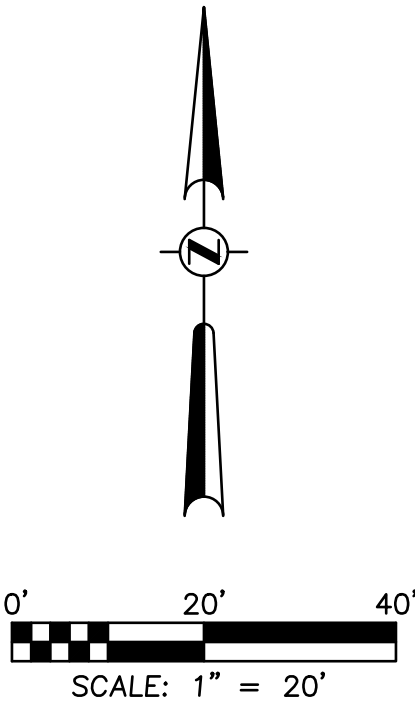
## SIGN LEGEND

NO	DESCRIPTION	SIZE
R1-1	STOP	30"X30"
R3-1	NO RIGHT TURN	24"X24"
R3-7	LEFT LANE MUST TURN LEFT	30"X30"
R5-1	DO NOT ENTER	30"X30"
R6-1	ONE WAY	36"X12"
R3-5R	RIGHT TURN ONLY	24"X24"
W11-2	YIELD TO PEDESTRIANS	30"X30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

## GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.



## ADA NOTE

ALL CROSSWALKS, CURB RAMPS, ACCESSIBLE ROUTES AND HANDICAP PARKING SPACES SHALL MEET THE AMERICANS WITH DISABILITIES ACT.

## STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.

## SITE DATA

PROPERTY LOCATION:  
W 434 SR  
LONGWOOD FL 32779

PARCEL ID:  
03-21-29-300-001F-0000  
03-21-29-300-001A-0000

LAND OWNERS:  
JON D FOX  
5929 CHESTNUT RIDGE RD  
KINGSPORT, TN 37664

PROPERTY ZONING:  
PD

FUTURE ZONING:  
PD

EXISTING PROPERTY USE:  
VACANT COMM-PUD

FLOOR AREA RATIO (FAR)  
REQUIRED: 0.35 MAX  
PROPOSED:

OPEN SPACE  
REQUIRED: 0.25 (25%)  
PROPOSED:

FUTURE LAND USE:  
PD

LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT AREA	0 SF	0%
PARKING/SIDEWALK AREA	0 SF	0%
TOTAL IMPERVIOUS	0 SF	0%

PERVIOUS	121,331 SF	100.00%
TOTAL SITE AREA	121,331 SF	100.00%

LOT COVERAGE CALCULATIONS (PROPOSED)		
BUILDING FOOTPRINT AREA	10,000 SF	8.24
TOTAL SITE AREA	121,331 SF	100.00%

PARKING REQUIRED	
MEDICAL OFFICE	FIRST 3,000 SF = 4 SPACES/1,000 SF ABOVE 3,000 SF = 3 SPACES/1,000 SF
BUILDING 1	8,000 SF BUILDING REQUIRED = 27 SPACES
BUILDING 2	2,000 SF BUILDING REQUIRED = 8 SPACES
TOTAL REQUIRED	= 35 PARKING SPOTS

PARKING PROPOSED	
(44) 90" REGULAR SPACES + (2)90" HANDICAPPED SPACES	
TOTAL	= 46 PARKING SPACES PROVIDED

Revisions		Project No.	Scale
#	Date		
4		485-001	1"=20'
3			
2			
1			
By		Drawn By	Date
		GC	09/04/25

CASTLE WORKS SCOTT GREEN

CivilCorp  
Engineering, Inc.



GREEN DENTAL AT LONGWOOD  
W 434 SR LONGWOOD FL 32779

PRELIMINARY SITE PLAN

PROJECT NAME	SHEET NAME

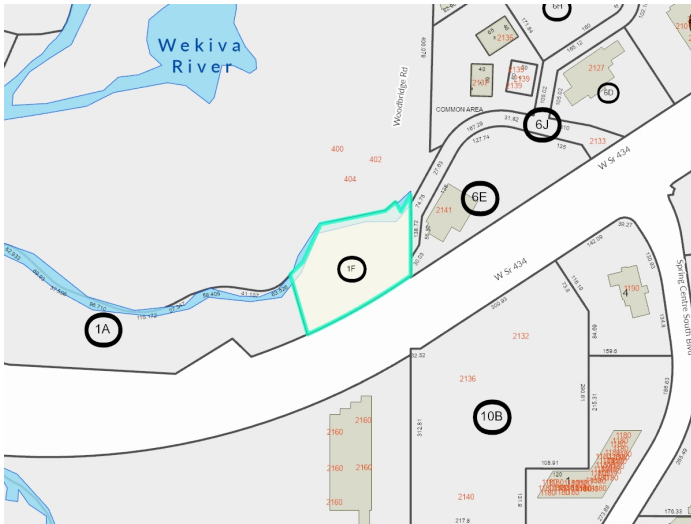
SHEET NO.  
C-1

# Property Record Card



Parcel: 03-21-29-300-001F-0000  
 Property Address:  
 Owners: FOX, JON D; SAXON, DONALD K  
 2025 Market Value \$473,719 Assessed Value \$440,773 Taxable Value \$440,773  
 2024 Tax Bill \$5,292.89  
 Vacant Comm-Pud property has a lot size of 0.83 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-21-29-300-001F-0000
Property Address	
Mailing Address	5929 CHESTNUT RIDGE RD KINGSPORT, TN 37664-4577
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$473,719	\$400,703
Land Value Agriculture	\$0	\$0
Just/Market Value	\$473,719	\$400,703
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$32,946	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$440,773	\$400,703

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,292.89
Tax Bill Amount	\$5,292.89
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

FOX, JON D - Tenancy by Entirety  
 SAXON, DONALD K - Tenancy by Entirety

## Legal Description

SEC 03 TWP 21S RGE 29E  
 BEG 1416.07 FT N OF SE COR RUN S 56  
 DEG 37 MIN 14 SEC W 59.61 FT SWLY  
 ON CURVE 158.37 FT N 16 DEG 37 MIN  
 41 SEC W 148.59 FT N 45 DEG 48 MIN  
 52 SEC E 34 FT N 25 DEG 16 MIN 59  
 SEC E 80 FT N 78 DEG 47 MIN 32 SEC  
 E 126.02 FT N 49 DEG 15 MIN 11 SEC  
 E 25.74 FT S 31 DEG 18 MIN 59 SEC E  
 11.03 FT NELY ON CURVE 10.252 FT N  
 29 DEG 13 MIN 57 SEC E 37.05 FT S  
 00 DEG 08 MIN 16 SEC E 203.32 FT TO  
 BEG (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$440,773	\$0	\$440,773
Schools	\$473,719	\$0	\$473,719
FIRE	\$440,773	\$0	\$440,773
ROAD DISTRICT	\$440,773	\$0	\$440,773
SJWM(Saint Johns Water Management)	\$440,773	\$0	\$440,773

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Improved	No

## Land

Units	Rate	Assessed	Market
25,265 SF	\$18.75/SF	\$473,719	\$473,719

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
01270	DEMOLISH EXISTING 1 STORY STRUCTURE	\$10,250		2/5/2008
10300	ROOF; PAD PER PERMIT 2153 W SR 434	\$2,460		10/1/2001

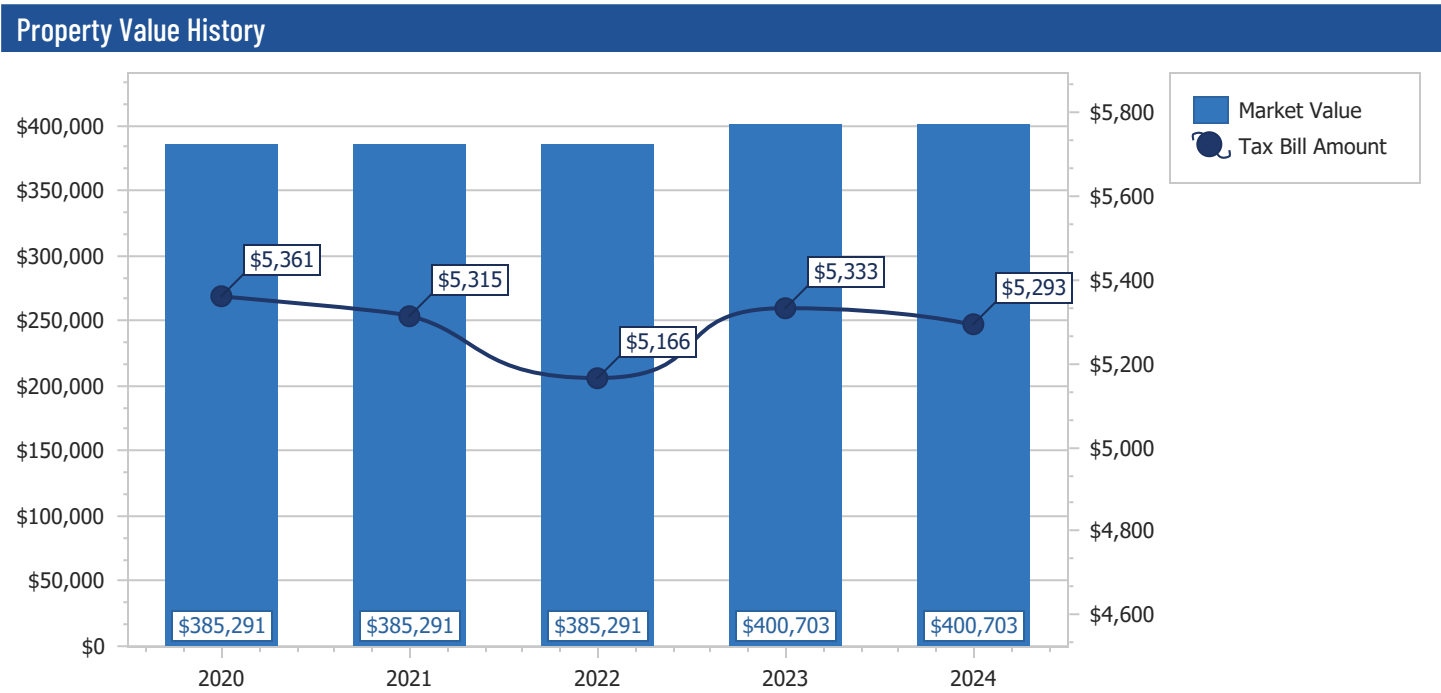
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



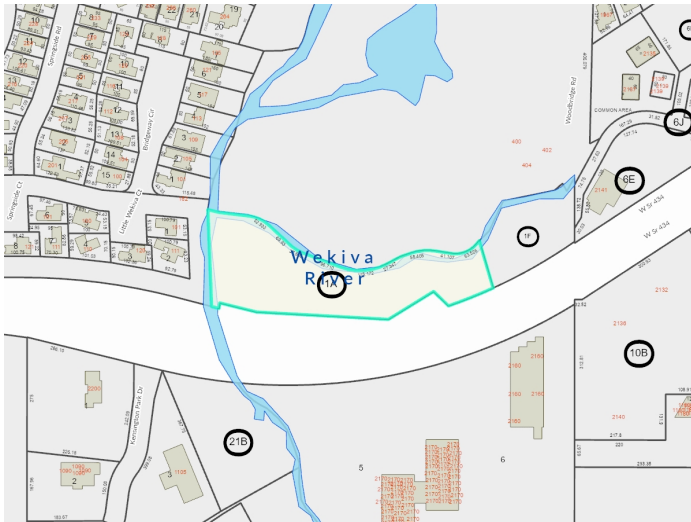
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# Property Record Card



Parcel: 03-21-29-300-001A-0000  
 Property Address:  
 Owners: SAXON, DONALD K; SAXON, JON D  
 2025 Market Value \$166,608 Assessed Value \$166,608 Taxable Value \$166,608  
 2024 Tax Bill \$2,162.50 Tax Savings with Non-Hx Cap \$38.23  
 Vacant Comm-Pud property has a lot size of 2.32 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-21-29-300-001A-0000
Property Address	
Mailing Address	5929 CHESTNUT RIDGE RD KINGSPORT, TN 37664-4577
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$166,608	\$166,608
Land Value Agriculture	\$0	\$0
Just/Market Value	\$166,608	\$166,608
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$4,820
P&G Adjustment	\$0	\$0
Assessed Value	\$166,608	\$161,788

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,200.73
Tax Bill Amount	\$2,162.50
Tax Savings with Exemptions	\$38.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

SAXON, DONALD K - Tenancy by Entirety  
 SAXON, JON D - Tenancy by Entirety

## Legal Description

SEC 03 TWP 21S RGE 29E  
 FROM SE COR RUN N 1416.07 FT S 56  
 DEG 37 MIN 14 SEC W 59.61 FT SWLY  
 ON CURVE 158.37 FT TO POB RUN N 16  
 DEG 37 MIN 41 SEC W 148.59 FT WLY  
 ON CURVE 63.526 FT N 81 DEG 24 MIN  
 29 SEC W 41.107 FT WLY ON CURVE  
 58.405 FT S 71 DEG 05 MIN 20 SEC W  
 27.347 FT WLY ON CURVE 115.172 FT N  
 69 DEG 44 MIN 23 SEC W 96.710 FT  
 NWLY ON CURVE 37.506 FT N 47 DEG 6  
 MIN 6 SEC W 69.93 FT WLY ON CURVE  
 52.933 FT N 83 DEG 07 MIN 22 SEC W  
 TO C/L LITTLE WEKIVA RIVER SLY  
 ALONG C/L TO NLY R/W ST RD 434 ELY  
 ON RD TO BEG (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$166,608	\$0	\$166,608
Schools	\$166,608	\$0	\$166,608
FIRE	\$166,608	\$0	\$166,608
ROAD DISTRICT	\$166,608	\$0	\$166,608
SJWM(Saint Johns Water Management)	\$166,608	\$0	\$166,608

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Vacant	No
WARRANTY DEED	6/1/2004	\$20,000	05369/0754	Vacant	No
WARRANTY DEED	2/1/1995	\$120,000	02886/0603	Improved	No
WARRANTY DEED	8/1/1989	\$375,000	02100/0686	Improved	No
WARRANTY DEED	7/1/1985	\$350,000	01667/0770	Improved	No
WARRANTY DEED	11/1/1984	\$100,000	01595/1246	Improved	No

## Land

Units	Rate	Assessed	Market
2.31 Acres	\$80,000/Acre	\$166,608	\$166,608

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

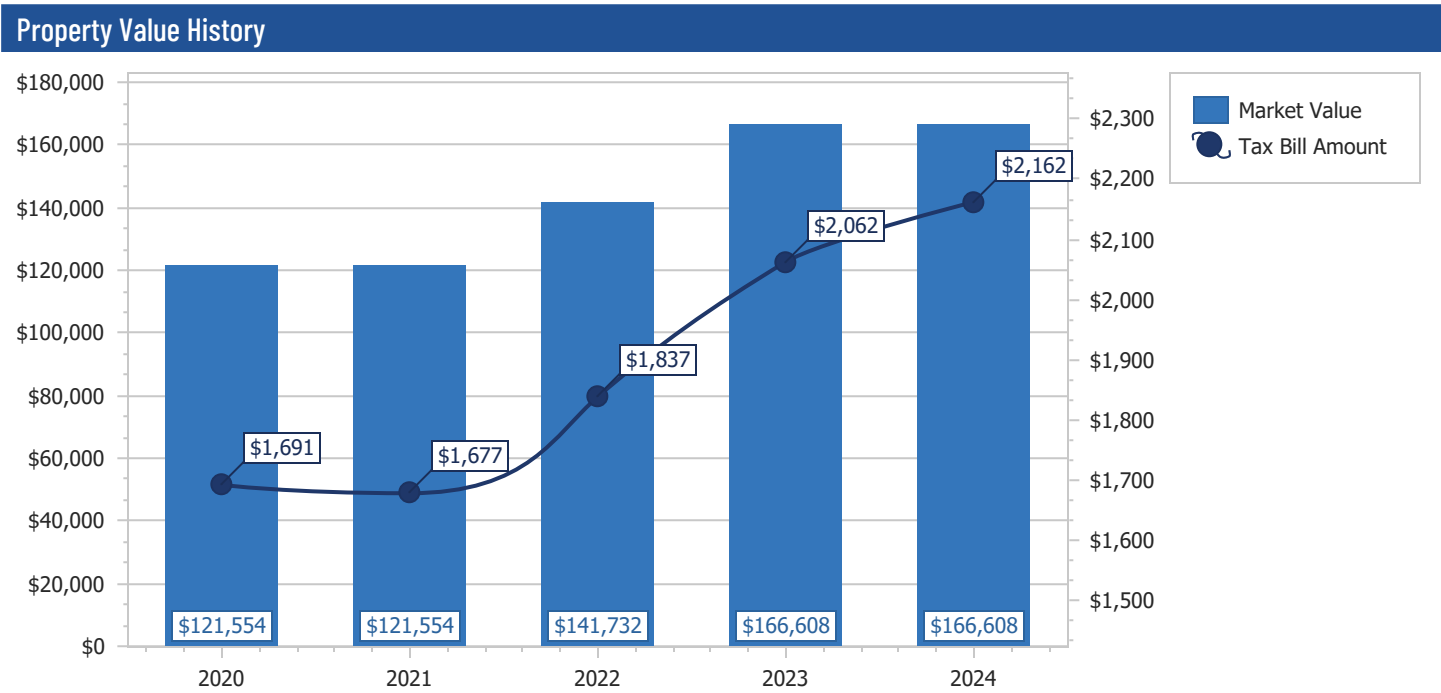
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

**Receipt Details**

**Date:** 9/17/2025 12:40:06 PM  
**Project:** 25-80000104  
**Credit Card Number:** 48\*\*\*\*\*9114  
**Authorization Number:** 005219  
**Transaction Number:** 170925O18-433B43C2-ECA2-4C8E-A840-E39615E6C521  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>GREEN DENTAL - PRE-APPLICATION</b>	<b>PROJ #: 25-80000104</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/25	
RELATED NAMES:	EP STEPHEN ALLEN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	03-21-29-300-001F-0000+	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR TWO MEDICAL OFFICE BUILDINGS ON 3.15 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 434, WEST OF MARKHAM WOODS RD	
NO OF ACRES	3.15	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 434, WEST OF MARKHAM WOODS RD	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SCOTT GREEN CASTLE WORKS 6700 S SYLVAN LAKE DR SANFORD FL 32771 (407) 463-2300 SCOTT@CASTLEWORKSINC.COM	STEPHEN ALLEN CIVIL CORP ENGINEERING INC 630 N WYMORE RD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.COM	

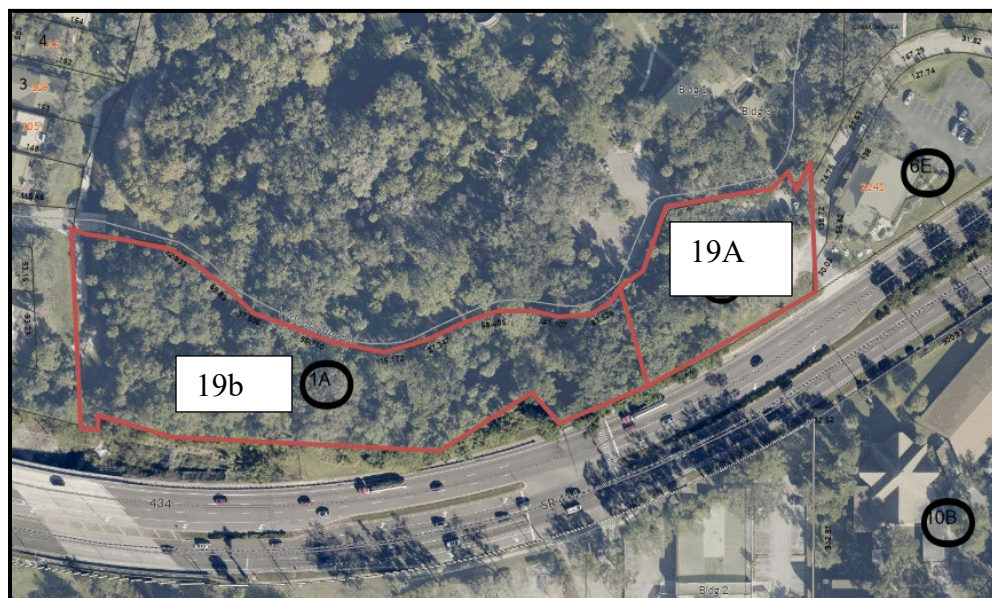
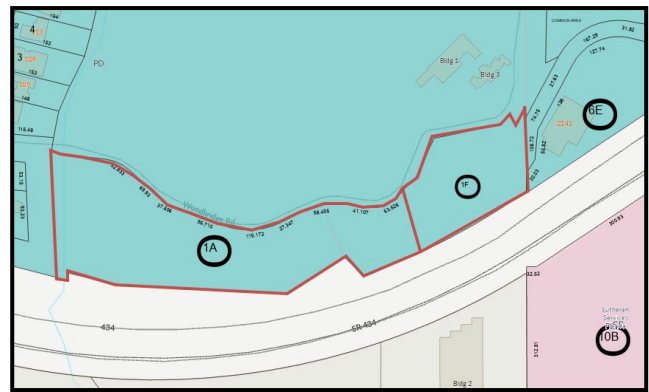
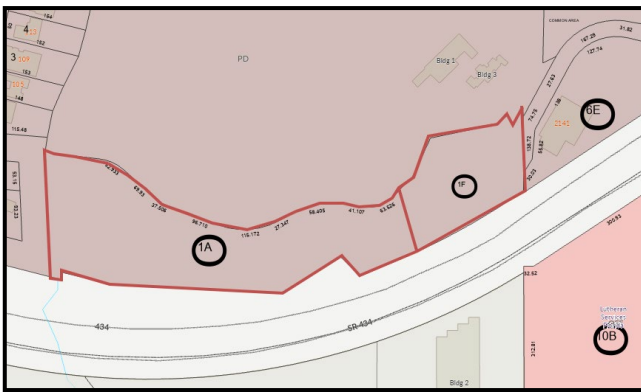
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

## PROJECT MANAGER COMMENTS

- The subject properties have a Planned Development Future Land Use and are within The Springs PD (Planned Development).
- Parcel 03-21-29-300-001F-0000 (a portion of Tract 19, known as Parcel 19a, of the Springs PD) was approved for a Major Amendment Rezone on April 26, 2011, to permit CN (Restricted Neighborhood Commercial) with certain excluded uses. Development of the site did not occur, and the PD has since expired; therefore, a PD Major Amendment to the Master Development Plan would be required for development.
- Parcel 03-21-29-300-001A-0000 (a portion of Tract 19, known as Parcel 19b, of the Springs PD) was approved for a Major Amendment Rezone on April 26, 2011. Parcel 19b was originally part of tract 19, which was designated as permanent open park land. The amendment approved April 26th, 2011, designated Parcel 19b as a buffer tract in which all areas must remain as open space. Due to karst features, staff would not support development on tract 19b.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU</a>	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	A full buffer review will be done at time of PD Rezone.	Info Only
7.	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
8.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
9.	Buffers and CPTED	Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone	Info Only

		application if alternative landscaping is proposed that will result in greater benefits to the County.	
10.	Building Division Review	Standard Building Permitting we apply. - Each structure will require a separate permit, such as each proposed building, dumpster enclosure, signage, etc....	Info Only
11.	Building Division Review	Site, including access from public way must be fully compliant with the Accessibility Code.	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.	Comprehensive Planning	Site is adjacent to City of Altamonte boundary. Consider reaching out to the City of Altamonte to inquire about annexation into the city.	Info Only
14.	Comprehensive Planning	The subject parcel is located on tract 19 of the Springs PD which is dedicated to Recreation. The subject site (known as a portion of Tract 19 of the Springs PD) was approved for a Major Amendment Rezone on May 10, 2011 to permit CN (Restricted Neighborhood Commercial) but was never developed and has expired. If the use is not an approved use in the PD, a FLU amendment will be required.	Info Only
15.	Comprehensive Planning	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
16.	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.	Info Only
17.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	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	Info Only

		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.	
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	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
27.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
28.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
29.	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	Info Only

		required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	
30.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
31.	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
32.	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
33.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western portion along the river. ***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
34.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
35.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
36.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
37.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> 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: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	Info Only
38.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along	Info Only

		with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	
39.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Astatula-Apopka fine sand soil type). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
40.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
41.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
42.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.10.5.14(a)(1)	Info Only
43.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
44.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).	Info Only
45.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only

46.	Planning and Development	The subject property has a Planned Development Future Land Use designation and is within The Springs PD (Planned Development)	Info Only
47.	Planning and Development	<p>The process for a PD Major Amendment to The Springs PD is as follows:</p> <p><b>1st step Approval of the PD (Planned Development) Rezone</b>, which includes the <b>Master Development Plan (MDP) and the Development Order</b>. This process requires a <b>public hearing before the Planning and Zoning (P&amp;Z) Commission</b>, followed by a <b>public hearing before the Board of County Commissioners (BCC)</b>. The timeline may range between 4 to 6 months, depending on <b>staff review timelines</b> and <b>Board agenda scheduling deadlines</b>. <i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></p> <p><b>2nd Step</b> is an update to the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. <i>(Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</i></p> <p><b>3rd step</b> is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p>	Info Only
48.	Planning and Development	<p><b><u>Per SCLDC Sec. 30.443 Review Criteria -</u></b></p> <ul style="list-style-type: none"> <li>• PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.</li> <li>• Such greater benefits may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality.</li> </ul> <p>The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers.</p>	Info Only
49.	Planning and Development	<b><u>Sec. 30.448. - PD revisions.</u></b>	Info Only

		Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.	
50.	Planning and Development	The subject site would be required to meet all Land Development Code requirements for parking, setbacks, 25% open space on site, buffers, and maximum Floor Area Ratio of 0.35.	Info Only
51.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
52.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</a>	Info Only
53.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30.  Parking requirements for the subject use are: four (4) parking spaces per one thousand 1,000 square feet for the first three thousand (3,000) square feet and three (3) parking spaces per one thousand (1,000) square feet thereafter.	Info Only
54.	Planning and Development	<b>Dumpsters will require a separate permit.</b> Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. - Screening <a href="https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</a>	Info Only
55.	Planning and Development	<b>Outdoor Lighting will require a separate permit.</b> Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements.  - If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)  - Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) – Outdoor Lighting:	Info Only

		<p>Light spillage illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles.</p> <p><a href="https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE_S30.15.1EXLIRE">https://library.municode.com/fl/seminole_county/code/s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE_S30.15.1EXLIRE</a></p>	
56.	Planning and Development	<p>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).</p> <p><a href="https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management">https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management</a></p>	Info Only
57.	Planning and Development	<p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit)</p>	Info Only
58.	Planning and Development	<p>Wekiva Study Area - Policy FLU Policy 2.3.12 (B)(3)(a) - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area.</p> <p>Wekiva Study Area – Policy FLU 2.3.12 (B)(3)(b) - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.</p>	Info Only
59.	Planning and Development	<p>Wetlands must have a buffer with an average width of twenty-five (25) feet average and a minimum width of fifteen (15) feet.</p>	
60.	Planning and Development	<p><b>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS</b></p> <p>30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards".</p> <p>The following findings are hereby adopted as legislative findings by the Board of County Commissioners:</p> <ul style="list-style-type: none"> <li>a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</li> <li>b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</li> </ul> <p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of</p>	Info Only

		<p>development within the Wekiva Study Area in a manner which:</p> <ul style="list-style-type: none"> <li>a) Provides uniform design standards to establish high quality development.</li> <li>b) Maintains existing flora and fauna.</li> <li>c) Allows for effective and innovative planning and development activities.</li> <li>d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</li> <li>e) Provides for minimization of disturbance to listed species and their habitats.</li> <li>f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act.</li> <li>g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</li> </ul> <p>30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p> <p>30.10.5.14. Environmental development standards.</p> <ul style="list-style-type: none"> <li>a) Karst Features Protection. <ul style="list-style-type: none"> <li>1. A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.</li> <li>2. A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst</li> </ul> </li> </ul>	
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		<p>features is required. Buffers shall remain natural and undisturbed.</p> <ol style="list-style-type: none"> <li>3. Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies.</li> <li>4. Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies.</li> <li>5. Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager.</li> <li>6. Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</li> <li>7. An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part.</li> </ol> <p>b) Sensitive Natural Habitat Protection.</p> <ol style="list-style-type: none"> <li>1. A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required.</li> </ol>	
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		<ol style="list-style-type: none"> <li>2. Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager.</li> <li>3. Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</li> <li>4. An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land.</li> </ol> <p>c) Open Space Protection.</p> <ol style="list-style-type: none"> <li>1. Open space areas shall be physically connected, whenever practicable, when spread throughout a development site.</li> <li>2. Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code</li> <li>3. Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2.</li> <li>4. Development shall use joint or shared access and stormwater facilities to minimize impervious surfaces, as determined by the Development Review Manager.</li> </ol> <p>d) Protection of Most Effective Recharge Areas.</p> <ol style="list-style-type: none"> <li>1. Development shall comply with the standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification of Section 30.10.1. For the purposes of this Part, all properties identified as containing Type "A" Hydrologic Soils Group, as defined by the U.S. Soil Conservation Service, shall be subject to the</li> </ol>	
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		<p>standards of the Aquifer recharge Overlay Zoning Classification of Section 30.10.1.</p> <ol style="list-style-type: none"> <li>2. All residential development shall use swales with swale blocks or raised driveway culverts, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</li> <li>3. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</li> <li>4. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.</li> </ol> <p>e) Conservation Easements. Where easements are required by the County for protection of wetlands, floodprone areas, open space, karst features, or sensitive natural habitat, within this Part, these shall be dedicated to at least one (1) of the following entities:</p> <ol style="list-style-type: none"> <li>1. St. Johns River Water Management District; or</li> <li>2. The homeowners association; or</li> <li>3. Seminole County.</li> </ol> <p>f) Wekiva River Protection Area Environmental Design Standards In addition to the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part, development activities must also comply with the following provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part:</p> <ol style="list-style-type: none"> <li>1. Section 30.10.5.9. Definitions.</li> <li>2. Subsection 30.10.5.10(b) (except for (b)(2)), (c), and (d).</li> </ol>	
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61.	Planning and Development	<p><b><u>Community Meeting Procedures Section 30.3.5.3</u></b></p> <ul style="list-style-type: none"> <li>• 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 <b>at least twenty (20) calendar days</b> 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.</li> <li>• 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).</li> </ul>	Info Only
62.	Planning and Development	<p><b><u>New Public Notification Procedures</u></b>  Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below:  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
63.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
64.	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
65.	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
66.	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	Info Only

		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"	
67.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
68.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
69.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
70.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A" class soils and high recharge.	Info Only
71.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore unless a viable outfall is determined the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
72.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and west.	Info Only
73.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to across a private development to the Little Wekiva River.	Info Only
74.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
75.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. Legal access easements will have to be provided. The access should be as far north as possible.	Info Only
76.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting	Info Only

		property frontage will be brought into compliance with Seminole County regulations.	
77.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a>
Building Division	Phil Kersey (407) 665-7460 <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-0311 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Tiffany Owens (407) 665-7354 <a href="mailto:towens04@seminolecountyfl.gov">towens04@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jennifer Goff (407) 665-7336 <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-918**

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### **Title:**

**9:20AM (IN PERSON) KIDS LANGUAGE ACADEMY - PRE-APPLICATION**

**Project Number:** 25-80000102

**Project Description:** Proposed Site Plan to re-develop an existing daycare facility on 0.83 acres in the A-1 Zoning District located on the east side of Tuskawilla Road, north of SR 426

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

**Parcel ID:** 36-21-30-300-002B-0000

**BCC District:** 1-Dallari

**Applicant:** Helen Rojas (407) 285-4741

**Consultant:** Jose Arvelo (407) 832-1390



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

PROJ. #: 25-80000102  
PM: Kaitlyn  
REC'D: 9/15/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE



##### PRE-APPLICATION

\$50.00\*

(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: KIDS LANGUAGE ACADEMY

PARCEL ID #(S): 36-21-30-300-002B-0000

TOTAL ACREAGE: 0.83

BCC DISTRICT: 01

ZONING: A-1

FUTURE LAND USE: LDR

#### APPLICANT

NAME: Helen Rojas

COMPANY: Kids Language Academy, LLC

ADDRESS: 11648 Mc Culloch Rd Building #2

CITY: Orlando

STATE: FL

ZIP: 32817

PHONE: 407-285-4741

EMAIL: kids.languageacademy@gmail.com

#### CONSULTANT

NAME: Jose Arvelo, P.E.

COMPANY: Professional Engineering Management, Inc

ADDRESS: 9582 Cypress Pine St

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 407-832-1390

EMAIL: aarvelo@usapem.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Re-develop an existing day care facility

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

#### STAFF USE ONLY

COMMENTS DUE: 9/26

COM DOC DUE: 10/2

DRC MEETING: 10/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the east side of Tuskawilla Rd,  
north of SR 426

W/S: Seminole County

BCC: 1: Dallari



Project Name: Kids Language Academy  
Project Address: 2751 Tuskawilla Rd Oviedo FL 32765  
Parcel ID: 36-21-30-300-002B-0000

## Project Description

The purpose of the project is to redevelop the current day care facility through construction phases that allow the business to continue operating. Schematic plans showing the project phases and the final site plan are attached to this letter and detailed below.

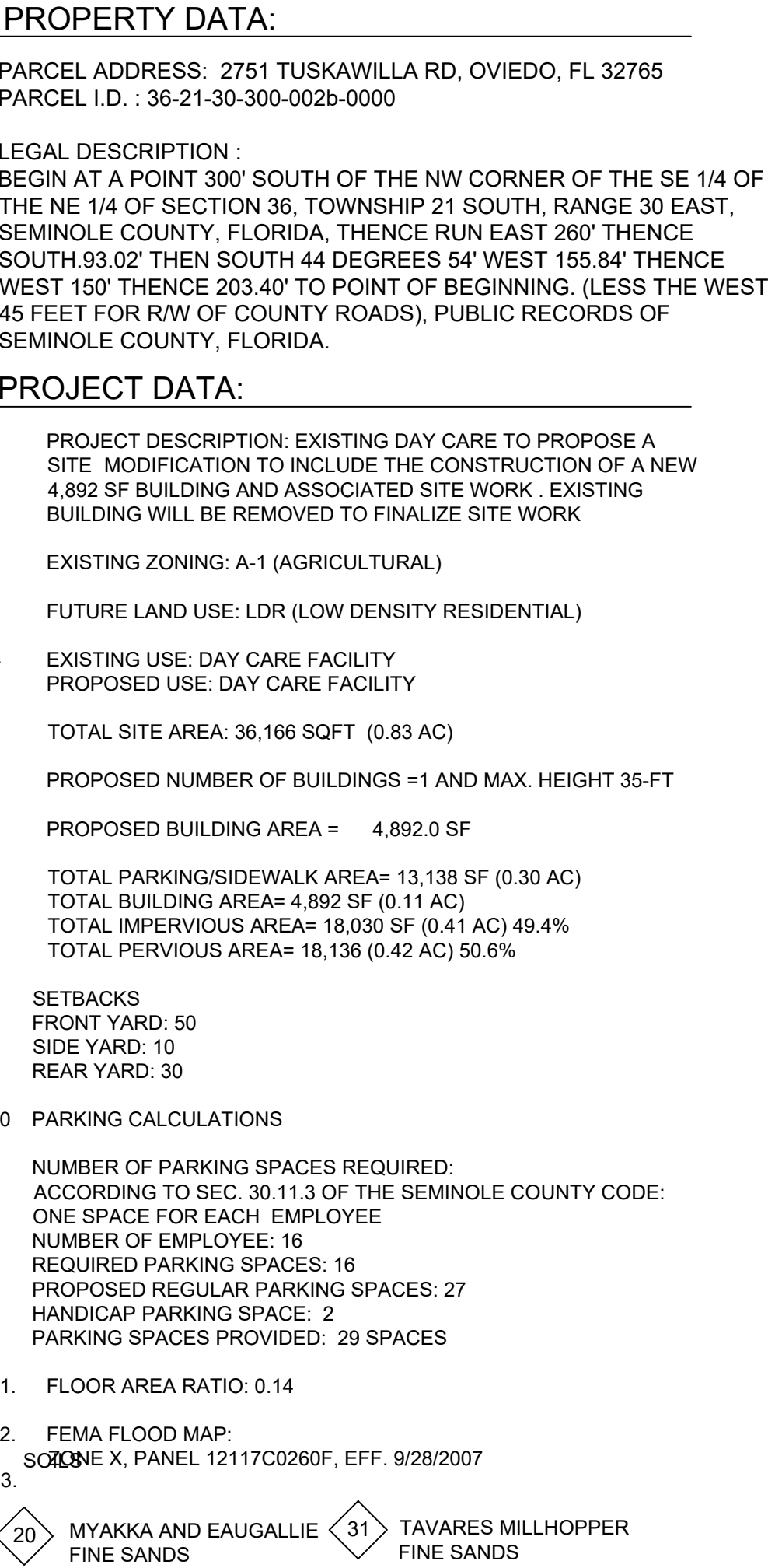
- Phase I
  - New building construction (4892 sqft)
  - New parking addition and dumpster enclosure
  - Stormwater system construction
  - Utility installation
  - Landscaping installation
  - Obtaining the certificate of occupancy for new building
  - Transferring the day care license for the new building
- Phase II
  - Demolition of old building
  - New parking construction
  - New driveway construction while using the second driveway
- Phase III (Final)
  - Removal of the second driveway
  - Finish parking Lot
  - Finish remaining landscaping
  - Obtaining final approval of the project



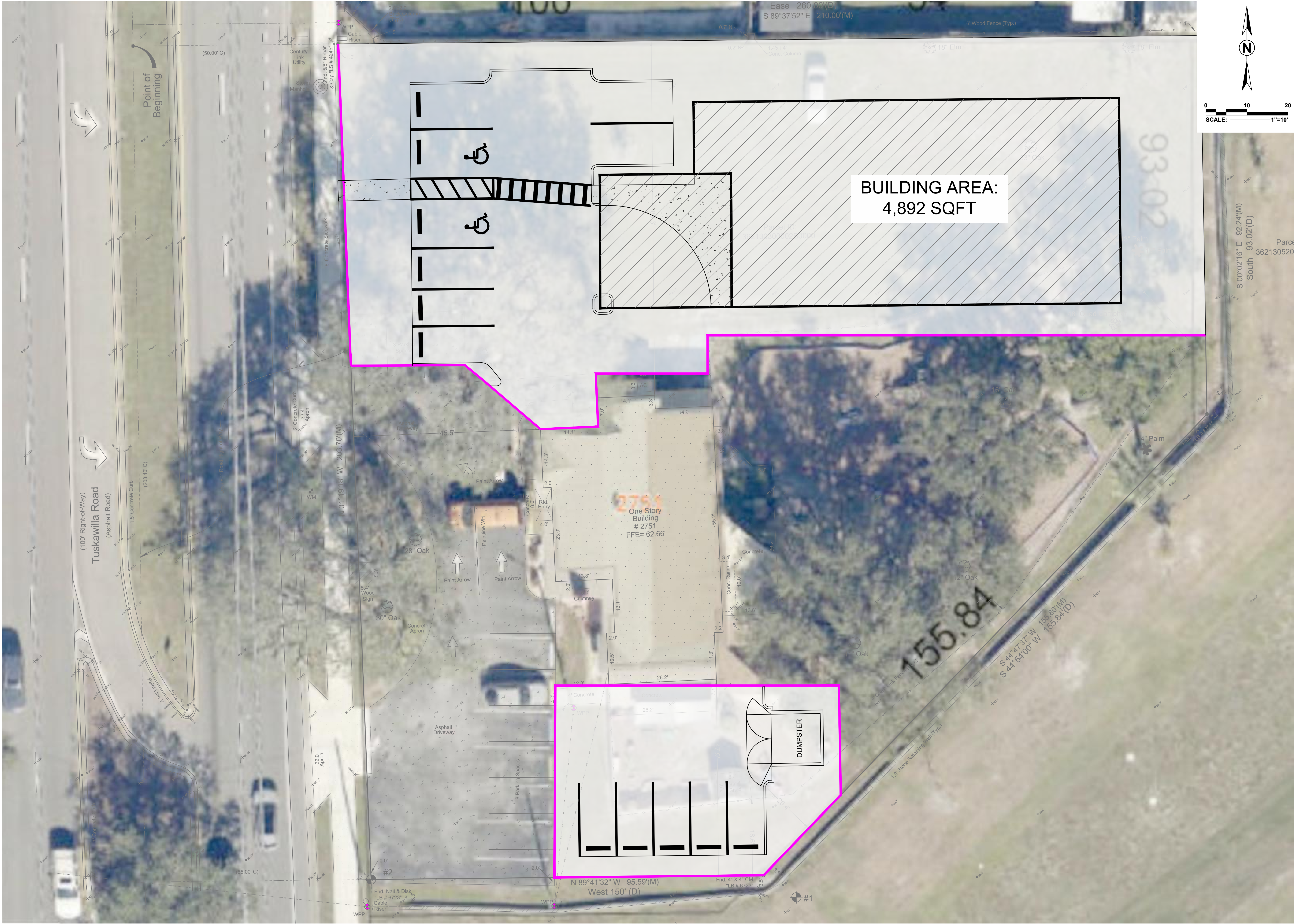
### SCPA Appraisal Map

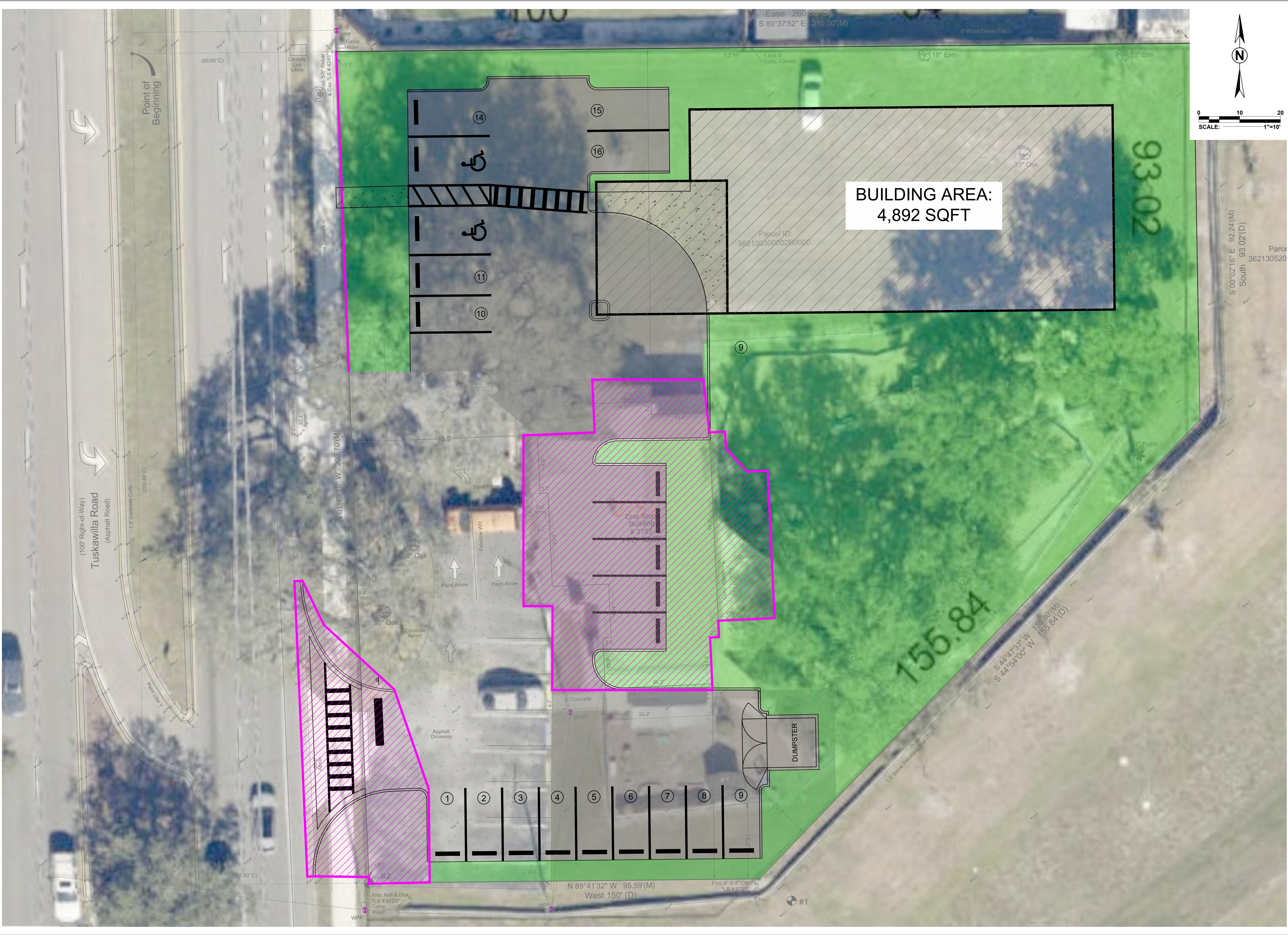
David Johnson, CFA  
Seminole County Property Appraiser  
Date: 5/8/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties, expressed or implied, are provided for the data herein.



KIDS LANGUAGE ACADEMY KIDS LANGUAGE ACADEMY PRE-SCHOLL LLC 2751 TUSKAWILLA RD OVIEDO, FL 32765		SCALE: AS NOTED DATE: MAY 2025 DESIGN: AA DRAWN: TAA CHECKED: AA CADD:	
25-08	JOB NO.	SHEET	
KIDS LANGUAGE ACADEMY KIDS LANGUAGE ACADEMY PRE-SCHOLL LLC 2751 TUSKAWILLA RD OVIEDO, FL 32765		SCALE: AS NOTED DATE: MAY 2025 DESIGN: AA DRAWN: TAA CHECKED: AA CADD:	
25-08	JOB NO.	SHEET	





PROFESSIONAL  
ENGINEERING  
MANAGEMENT, INC.

PEM

Water Resources • Land Development • Civil Engineering  
9552 Cypress Pine St., Orlando, Florida 32827  
Tel/Fax: (407) 207-4746  
www.pem-inc.com

APP

DESCRIPTION

DATE

REV

NO

DATE

DESCRIPTION

KIDS LANGUAGE ACADEMY  
KIDS LANGUAGE ACADEMY PRE-SCHOLL LLC  
2751 TUSKAWILLA RD  
OVIEDO, FL 32765

SCALE:  
DATE: MAY 2025  
DESIGN:  
DRAWN:  
CHECKED:  
CADD:  
JOB NO. SHEET

25-08

PRELIMINARY SITE PLAN  
PHASE II

REVISIONS

DATE

DESCRIPTION

PROFESSIONAL  
ENGINEERING  
MANAGEMENT, INC.

PEM

Water Resources • Land Development • Civil Engineering  
9552 Cypress Pine St., Orlando, Florida 32827  
Tel/Fax: (407) 207-4746  
www.pem-inc.com

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KIDS LANGUAGE ACADEMY KIDS LANGUAGE ACADEMY PRE-SCHOLL LLC 2751 TUSKAWILLA RD OVIDO, FL 32765		PRELIMINARY SITE PLAN FINAL PHASE		P E M PROFESSIONAL ENGINEERING MANAGEMENT, INC. Water Resources • Land Development • Civil Engineering 9582 Cypress Pine St., Orlando, Florida 32827 Tel/Fax: (407) 207-4746 CELL: 888-288-9999	
SCALE:	DATE:	DESIGN:	DRAWN:	CHECKED:	CADD:
DATE: MAY 2025	DATE:	DATE:	DATE:	DATE:	DATE:
JOB NO.	SHEET				
25-08					

# Property Record CardA



Parcel: 36-21-30-300-002B-0000  
 Property Address: 2751 TUSKAWILLA RD OVIEDO, FL 32765  
 Owners: KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC  
 2025 Market Value \$485,840 Assessed Value \$384,685 Taxable Value \$384,685  
 2024 Tax Bill \$4,690.07 Tax Savings with Non-Hx Cap \$106.21  
 Day Care/Pre School property w/1st Building size of 2,046 SF and a lot size of 0.85 Acres

## Parcel LocationA



## Site ViewA



362130300002B0000 02/23/2022

## Parcel InformationA

Parcel	36-21-30-300-002B-0000
Property Address	
Mailing Address	2751 TUSKAWILLA RD OVIEDO, FL 32765-8508
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$207,120	\$194,903
Depreciated Other Features	\$14,699	\$13,484
Land Value (Market)	\$264,021	\$154,720
Land Value Agriculture	\$0	\$0
Just/Market Value	\$485,840	\$363,107
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$101,155	\$13,393
P&G Adjustment	\$0	\$0
Assessed Value	\$384,685	\$349,714

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,796.28
Tax Bill Amount	\$4,690.07
Tax Savings with Exemptions	\$106.21

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

KIDS LANGUAGE ACADEMY PRE-SCHOOL LLC

## Legal DescriptionA

SEC 36 TWP 21S RGE 30E BEG 300 FT S OF NW  
COR OF SE 1/4 OF NE 1/4 RUN E 260 FT S 93.02  
FT S 44 DEG 54 MIN W 155.84 FT W 150 FT N  
203.40 FT TO BEG (LESS RD)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$384,685	\$0	\$384,685
Schools	\$485,840	\$0	\$485,840
FIRE	\$384,685	\$0	\$384,685
ROAD DISTRICT	\$384,685	\$0	\$384,685
SJWM(Saint Johns Water Management)	\$384,685	\$0	\$384,685

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2018	\$300,000	09113/1358	Improved	No
WARRANTY DEED	9/1/1984	\$100	01581/1258	Vacant	No
WARRANTY DEED	8/1/1984	\$95,000	01575/0886	Improved	Yes

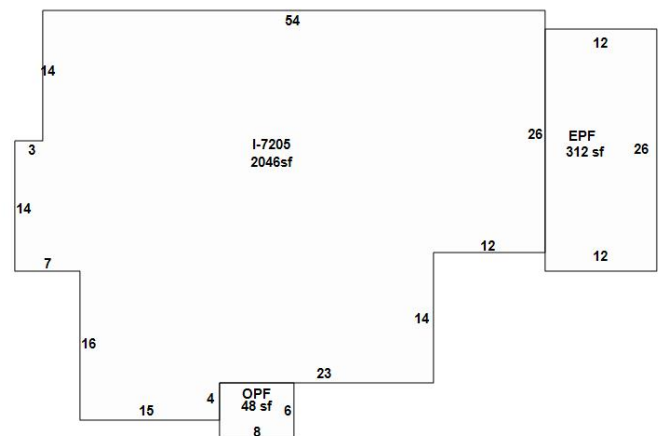
## LandA

Units	Rate	Assessed	Market
36,926 SF	\$7.15/SF	\$264,021	\$264,021

## Building InformationA

#	1
Use	COMM/RES
Year Built*	1951/1980
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2046
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$272,526
Assessed	\$207,120

\* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	312
OPEN PORCH FINISHED	48

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11495	2751 TUSKAWILLA RD: REROOF COMMERCIAL-	\$29,288		6/24/2021
04767	2751 TUSKAWILLA RD: ELECTRICAL - COMMERCIAL-	\$1,000		3/30/2021
06150	REPLACE LIGHTING DAMAGED FROM FIRE ALARM CONTROL PANEL - THINK & PLAY CHILD CARE	\$800		7/29/2009
00298	INTERIOR ALTERATION - THINK'N'PLAY	\$1,800		1/14/2009
16186	EXTERIOR STUCCO ON ENTIRE STRUCTURE	\$4,500		8/29/2005

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
4' CHAIN LINK FENCE - LIN FT	1986	270	\$2,903	\$1,161
COMMERCIAL ASPHALT DR 2 IN	2015	5600	\$15,120	\$11,718
6' CHAIN LINK FENCE - LIN FT	1986	100	\$1,549	\$620

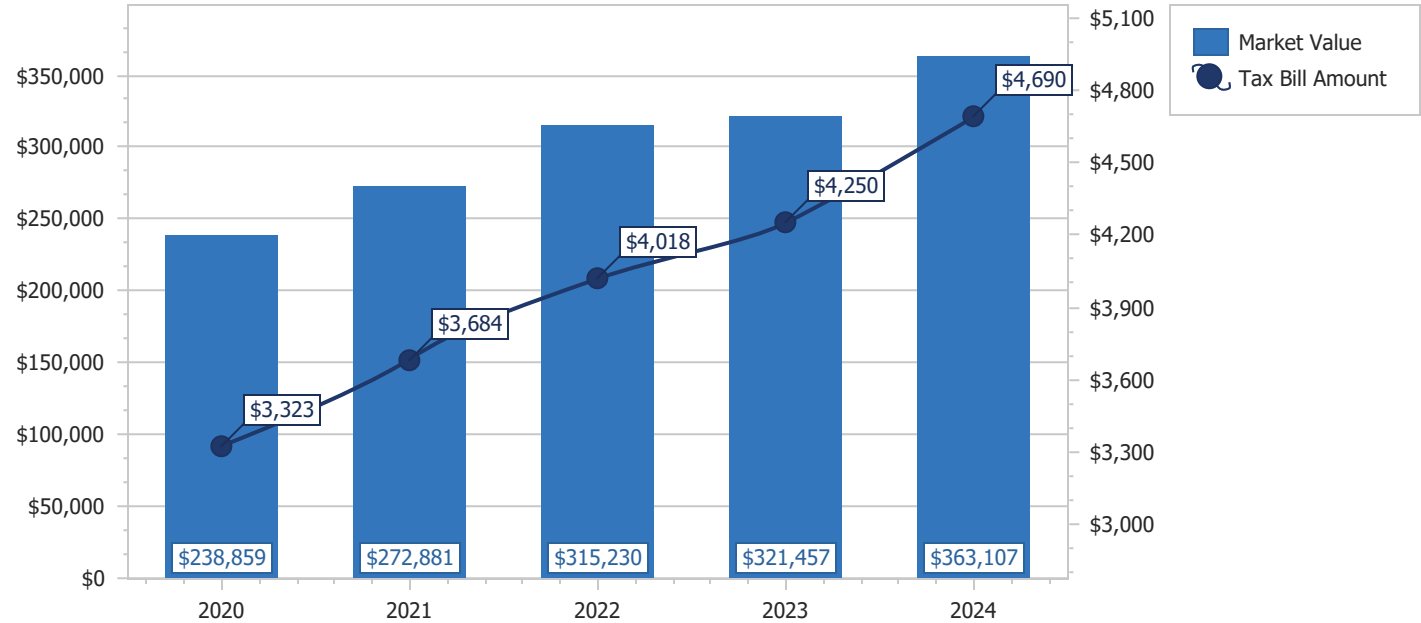
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Red Bug
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)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2025 © 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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 9/16/2025 2:11:53 PM  
**Project:** 25-80000102  
**Credit Card Number:** 44\*\*\*\*\*4833  
**Authorization Number:** 016641  
**Transaction Number:** 160925O18-F94818DF-411D-47C5-AE0F-006FDAB1DBA7  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>KIDS LANGUAGE ACADEMY - PRE-APPLICATION</b>	<b>PROJ #: 25-80000102</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/16/25	
RELATED NAMES:	EP JOSE ARVELO	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-30-300-002B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RE-DEVELOP AN EXISTING DAYCARE FACILITY ON 0.83 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
NO OF ACRES	0.83	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF SR 426	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
HELEN ROJAS KIDS LANGUAGE ACADEMY LLC 11648 MCCULLOCH RD BUILDING #2 ORLANDO FL 32817 (407) 285-4741 KIDS.LANGUAGEACADEMY@GMAIL.COM	JOSE ARVELO PROFESSIONAL ENGINEERING MANAG EMENT INC ORLANDO FL 32827 (407) 832-1390 AARVELO@USAPEM.COM	

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

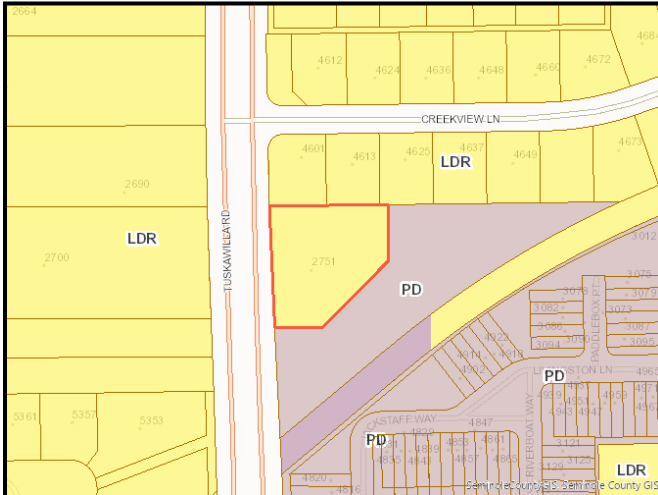
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

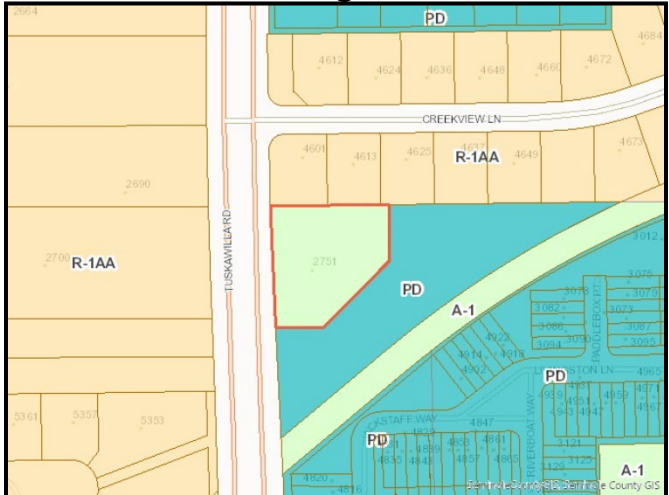
- The subject property has a Future Land Use designation of Low Density Residential and is located within the A-1(Agriculture) zoning district.
- The next step in the process is to apply for a Special Exception.

## PROJECT AREA ZONING AND AERIAL MAPS

**FLU: LDR**



**Zoning: A-1**



**Aerial**



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	For a complete buffer review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	<p>Buffers will be re-evaluated and re-established at time of Special Exception. Plant Unit Group C will be required on the sides where overhead powerlines exist. Please note, the adjacent residential lots are considered a Land Use Intensity of II and the site faces Tuskawilla Road, which is classified as an arterial road. Based on the current proposal, the opacity may be approximately 0.4 along the north and east sides of the site. A 0.4 opacity would require a buffer width of fifteen (15) feet, a 2.25 plant unit groups per 100 linear feet, and a three (3) foot hedge.</p> <p>Based on the preliminary site plan, there appears to be a parking areas less than twenty-five (25) feet from the adjacent residential lots. A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7. This is in addition to any parking buffer required, as applicable.</p> <p><b>This is an estimate that is subject to change based on the formal submittal of a Special Exception/Site Plan.</b></p>	Info Only
4.	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). See the link below for calculating LUI. Sec. 30.14.6,</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>	Info Only
5.	Buffers and CPTED	<p>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</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a></p>	Info Only
6.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a></p>	Info Only

		<a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a> .	
7.	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a> .	Info Only
8.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
9.	Buffers and CPTED	Standard bufferyards may be permitted to be adjusted in some cases, please see the standard permitted adjustments per Seminole County Land Development Code (SCLDC) Sec. 30.14.5. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a>  Constrained sites that meet the given criteria may also request for alternative buffers as determined by the Development Services Director, please see SCLDC Sec. 30.14.11. for more information: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.11COSIBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.11COSIBU</a>	Info Only
10.	Building Division Review Coordinator	9/23/25: - Standard Building permitting will apply. - Each separate structure will require a separate permit, such as the new building, demolition of the old building, dumpster enclosure, signage, etc...	Info Only
11.	Building Division Review Coordinator	9/23/25: - site, including public way access must be fully compliant with the Florida Accessibility Code.	Info Only
12.	Building Division Review Coordinator	9/23/25: - Building is required to be protected by a full fire sprinkler system, per section 903.2.6, of the FBC, unless one of the noted exceptions are meet. - A full fire alarm system will be required per FBC, section 907.2.6.	Info Only
13.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses - Public elementary schools, public middle schools and public high schools; Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.	Info Only
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 16" DI potable water main running along the east side of Tuskawilla Road. This development already has an existing water account with the county and is serviced by a county water meter/water service line. This service connection may need to be upsized depending on the proposed water demands for the new development.	Info Only

16.	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 running along the west side of Tuskawilla Road as well as an 8" PVC gravity sewer main running along the centerline of Creekview Lane. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-6.011, F.A.C. To apply for an onsite sewage treatment and disposal system (OSTDS) permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information.	Info Only
17.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
18.	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: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . 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
19.	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
20.	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
21.	Natural Resources	LPPlease provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2	Info Only

		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)	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	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
28.	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
29.	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
30.	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
31.	Natural Resources	Library Comment 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
32.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher	Info Only

		tortoises and get any applicable state permits prior to construction.	
33.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
34.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 Side Street.	Info Only
35.	Planning and Development	The proposed use is considered a Special Exception in the A-1 Zoning District.	Info Only
36.	Planning and Development	The maximum building height is 35 feet.	Info Only
37.	Planning and Development	Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. Day Cares, Preschools, and Kindergartens require 1 long term bike space per 5 classrooms and 8 short term spaces plus 1 per 10,000 square feet of assembly space. For more information regarding bicycle parking standards please see LDC Sec. 30.11.7. Miscellaneous design standards <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</a>	Info Only
38.	Planning and Development	This proposal substantially differs from the layout depicted on the previously approved Development Order (DO# 20-32000008). <b>This will require an updated Special Exception.</b> <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</a>	Info Only
39.	Planning and Development	Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15. – Outdoor Lighting Requirements and will require 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. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>	Info Only
40.	Planning and Development	The processes for Special Exceptions include the following: 1. Pre-Application Review 2. Staff Review of Special Exception. It is recommend to receive at least one (1) issuance of staff comments to	Info Only

		<p>ensure the plan does not substantially change upon resubmittals.</p> <p>3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. An additional Community Meeting may be required if the plan/request changes substantially upon staff review.</p> <p>4. Planning and Zoning Board hearing for recommendation.</p> <p>5. Board of County Commissioners approval/denial. A Site Plan application will be required upon approval of the Special Exception.</p>	
41.	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>	Info Only
42.	Planning and Development Kaitlyn Apgar	<p>Required parking for Daycares, Preschools, and Kindergarten is 1 space per employee. 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 and 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).</p>	Info Only
43.	Planning and Development Kaitlyn Apgar 9/26/25 10:28 AM	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>	Info Only
44.	Public Safety - Fire Marshal	<p>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.</p>	Info Only
45.	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
46.	Public Safety - Fire Marshal	<p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only

47.	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
48.	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
49.	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
50.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
51.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and slightly east.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site appears to not have a positive legal outfall.	Info Only

<b>54.</b>	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that there is currently no viable drainage system onsite. The site will have to meet water quality and quantity for the entire site. The site appears to currently flood into the subdivision to the north and this will have to be addressed and prevented with this project.	Info Only
<b>55.</b>	Public Works - Engineering	Please note that ADA to the ROW and also through the site is required.	Info Only
<b>56.</b>	Public Works - Engineering	No retention is shown on the proposed plans. This will need to be addressed at final engineering.	Info Only
<b>57.</b>	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. Note that there is a drainage system along Tuskawilla Road that can be connected to but may not have much capacity. The drainage system will have to be sized to	Info Only
<b>58.</b>	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
<b>59.</b>	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
<b>60.</b>	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

### AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	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](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](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-919**

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### **Title:**

**9:40AM (TEAMS) ENTERPRISE CAR RENTAL - PRE-APPLICATION**

**Project Number:** 25-80000103

**Project Description:** Proposed Site Plan for minor renovations for a car rental facility on 1.21 acres in the C-2 Zoning District located on the southeast corner of N US Highway 17-92 and Florida Avenue

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

**Parcel ID:** 33-20-30-506-0000-0010

**BCC District:** 2-Zembower

**Applicant:** Marvin Sealy (786) 236-1626

**Consultant:** Julie Farr (407) 271-8910



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

PROJ. #: 25-80000103  
PM: Kaitlyn  
REC'D: 9/16/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: Enterprise Car Rental  
PARCEL ID #(S): 33-20-30-506-0000-0010  
TOTAL ACREAGE: 1.21 BCC DISTRICT: 2  
ZONING: C-2 FUTURE LAND USE: MDX

#### APPLICANT

NAME: Marvin Sealy COMPANY: Enterprise Car Rental  
ADDRESS: 5442 Hoffner Avenue  
CITY: Orlando STATE: FL ZIP: 32812  
PHONE: 786-236-1626 EMAIL: marvin.sealy@em.com

#### CONSULTANT

NAME: Julie Farr COMPANY: Z Development Services  
ADDRESS: 1201 Robinson Street  
CITY: Orlando STATE: FL ZIP: 32801  
PHONE: 407-271-8910 EMAIL: permits@zdevelopmentservices.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Minor renovation to add parking, with re-striping & sealcoat of pavement  
and adding a canopy over the manual hand car wash area, in order to re-open the existing Enterprise Car Rental Facility.

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

#### STAFF USE ONLY

COMMENTS DUE: 9/26 COM DOC DUE: 10/2 DRC MEETING: 10/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2 FLU: MXD LOCATION: on the southeast corner of N US Hwy 17-92  
W/S: City of Longwood BCC: 2: Zembower and Florida Ave



September 12,2025

Seminole County Planning & Development Division  
1101 E First Street, Room 2028  
Sanford, FL 32771

Re: Enterprise Car Rental, 595 N. US HWY 17-92, Longwood, FL - Narrative

To whom it may concern:

The above-mentioned site was previously operating as an Enterprise Truck and Car Rental Facility and closed in March. We are proposing to do a minor renovation that will include adding parking, re-striping and sealcoat of the pavement and adding a canopy over the manual car wash. The site would re-open as an Enterprise Car Rental Facility.

We have additional stormwater and transportation questions that we need clarification on, based on our previous pre-application meeting.

Please feel free to contact me for additional information.

Sincerely,

Julie Farr  
PM Government Relations

Phone: (407) 271-8910

**1201 E. Robinson St.  
Orlando, Florida 32801**

SITE DATA

PARCEL AREA: 52,698 SF / ±1.21 AC

JURISDICTION: SEMINOLE COUNTY

ZONING: C-2 (RETAIL COMMERCIAL DISTRICT)

BUILDING AREA: 4,600 SF

IMPERVIOUS:

EXISTING PERVIOUS: 5,686 SF (10.8%)  
EXISTING IMPERVIOUS: 47,012 SF (89.2%)

PROPOSED PERVIOUS: 9,591 SF (18.2%)  
PROPOSED IMPERVIOUS: 43,107 SF (81.8%)

IMPERVIOUS REDUCTION: 3,908 SF (7.4%)

PARKING REQUIRED:

GENERAL BUSINESS:  
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA.

= 4,600 SF / 200  
= 23 SPACES

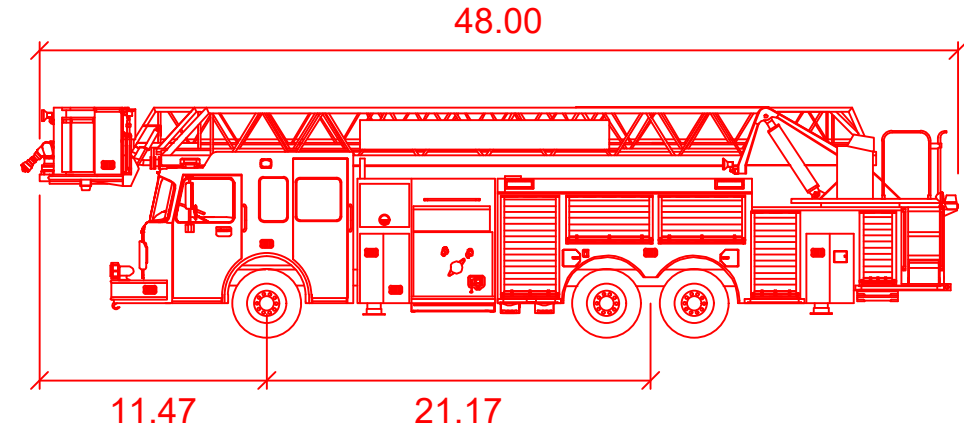
PARKING REQUIRED: 23 SPACES  
PARKING PROVIDED: 23 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, N 17-92 HWY)	25 FT	28.9 FT
SIDE (NORTH, FLORIDA AVE)	25 FT	20.2 FT
SIDE (SOUTH)	0 FT	73.2 FT
REAR (EAST, N BRASSIE DR)	25 FT	188.7 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, N 17-92 HWY)	10 FT	4.3 FT MIN. (VARIES)
SIDE (NORTH, FLORIDA AVE)	10 FT	10.0 FT MIN. (VARIES)
SIDE (SOUTH)	5 FT	1.5 FT MIN. (VARIES)
REAR (EAST, N BRASSIE DR)	10 FT	10.0 FT MIN. (VARIES)

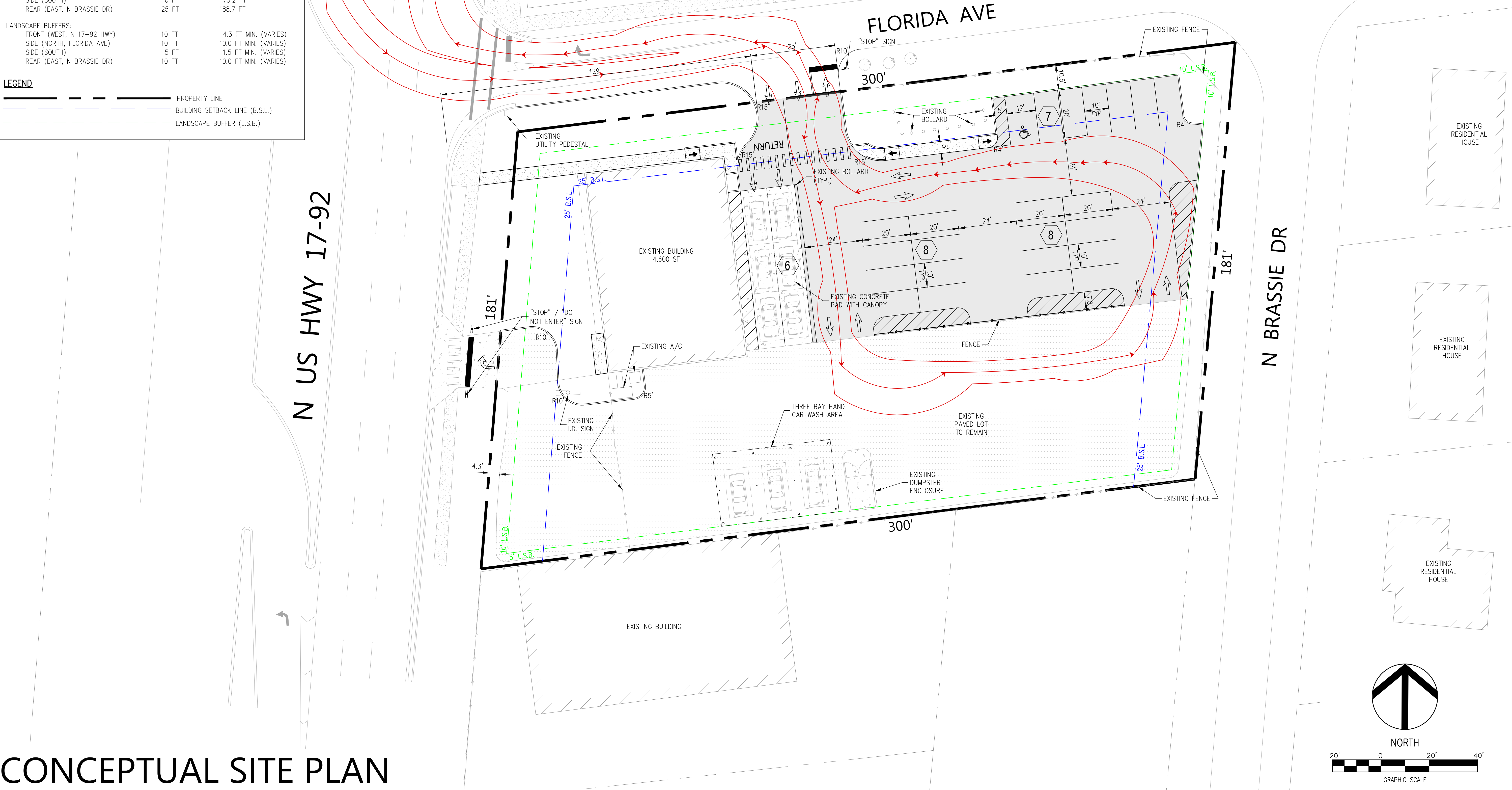
LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)



Pierce Platform - Sanford

	feet
Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



CONCEPTUAL SITE PLAN



CIVIL ENGINEERING CONSULTANTS  
CA 29354  
1201 E. ROBINSON STREET  
ORLANDO, FL 32801  
PH: (407) 271-8910

REVISION	DATE

ENTERPRISE  
CAR RENTAL  
595 N US HWY 17-92  
LONGWOOD, FLORIDA

DATE: 09/08/25  
DRAWN: LH  
CHECKED: RZ

CP6

PROJECT NO.: 2024.135

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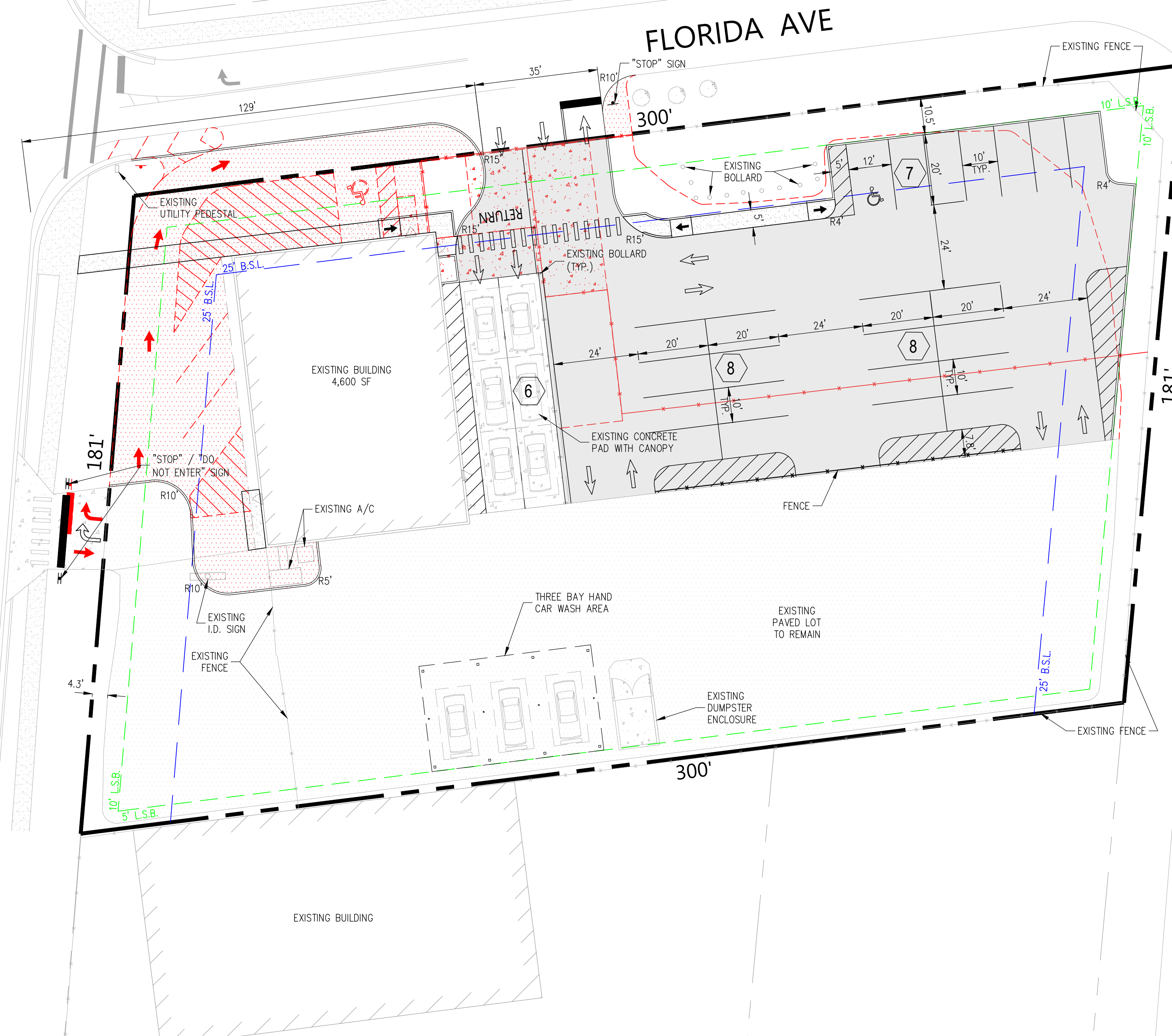
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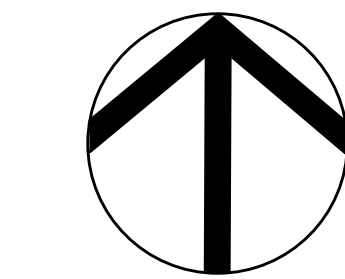
LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

N US HWY 17-92



N BRASSIE DR



CONCEPTUAL SITE PLAN

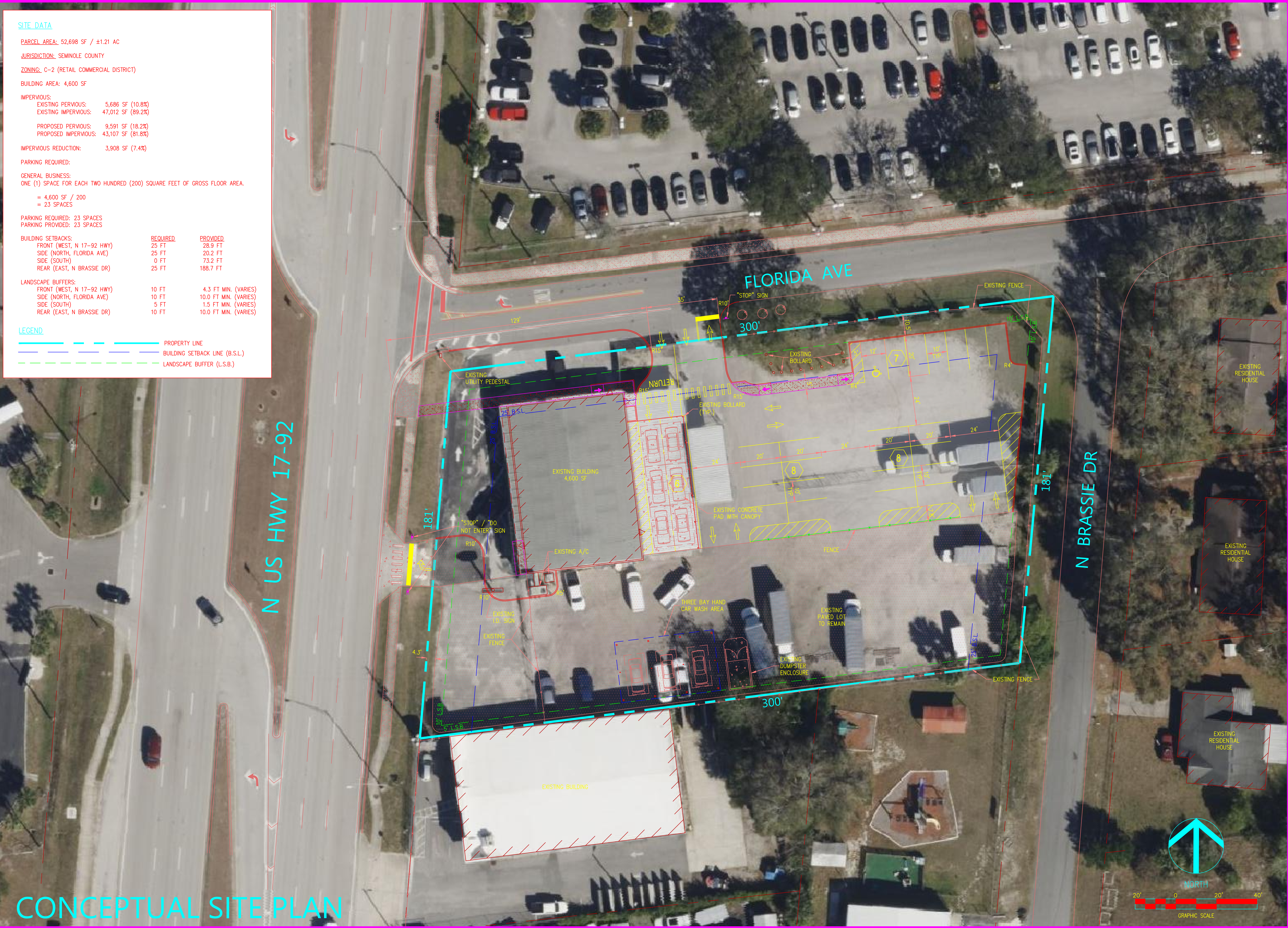
**Z DEVELOPMENT SERVICES**  
CIVIL ENGINEERING CONSULTANTS  
CA 29354  
1201 E. ROBINSON STREET  
ORLANDO, FL 32801  
PH: (407) 271-8910

REVISION	DATE

ENTERPRISE  
CAR RENTAL  
595 N US HWY 17-92  
LONGWOOD, FLORIDA

DATE: 09/08/25  
DRAWN: LH  
CHECKED: RZ

CP6  
PROJECT NO.: 2024.135



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	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

REVISION	DATE

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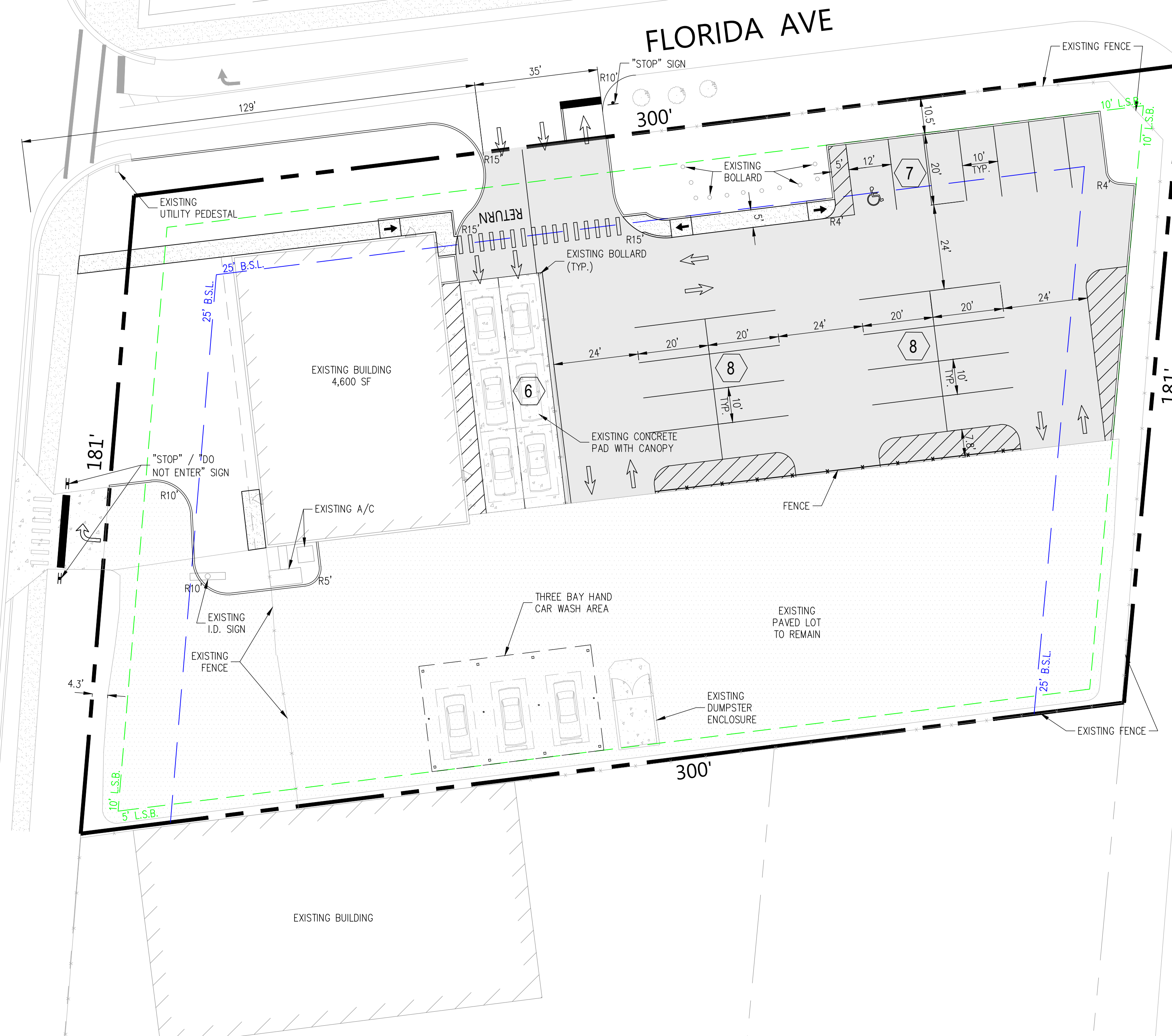
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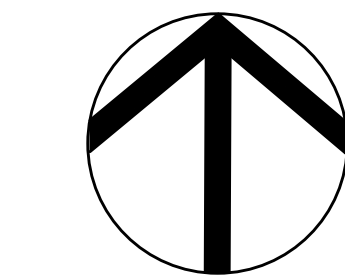
	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

N US HWY 17-92



N BRASSIE DR



NORTH



GRAPHIC SCALE



REVISION	DATE

ENTERPRISE  
CAR RENTAL  
595 N US HWY 17-92  
LONGWOOD, FLORIDA

DATE: 09/08/25  
DRAWN: LH  
CHECKED: RZ

CP6  
PROJECT NO.: 2024.135

Z DEVELOPMENT  
SERVICES  
CIVIL ENGINEERING CONSULTANTS  
CA 29354  
1201 E. ROBINSON STREET  
ORLANDO, FL 32801  
PH: (407) 271-8910

# Property Record Card



**Parcel:** 33-20-30-506-0000-0010  
**Property Address:** 595 N US HWY 17-92 LONGWOOD, FL 32750  
**Owners:** C2C CONSULTANTS AND MORE LLC  
 2025 Market Value \$1,257,487 Assessed Value \$1,148,689 Taxable Value \$1,148,689  
 2024 Tax Bill \$14,247.69 Tax Savings with Non-Hx Cap \$682.01  
 Light Manufacturing property w/1st Building size of 5,040 SF and a lot size of 1.21 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	33-20-30-506-0000-0010
Property Address	
Mailing Address	8507 BAY HILL BLVD ORLANDO, FL 32819-4917
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$368,434	\$380,513
Depreciated Other Features	\$35,164	\$33,013
Land Value (Market)	\$853,889	\$716,741
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,257,487	\$1,130,267
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,798	\$86,004
P&G Adjustment	\$0	\$0
Assessed Value	\$1,148,689	\$1,044,263

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,929.70
Tax Bill Amount	\$14,247.69
Tax Savings with Exemptions	\$682.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

C2C CONSULTANTS AND MORE LLC

## Legal Description

LOTS 1 + 2 + 50 FT ST BETWEEN LOTS 1 + 2  
BEASON SUBD PB 7 PG 85

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,148,689	\$0	\$1,148,689
Schools	\$1,257,487	\$0	\$1,257,487
FIRE	\$1,148,689	\$0	\$1,148,689
ROAD DISTRICT	\$1,148,689	\$0	\$1,148,689
SJWM(Saint Johns Water Management)	\$1,148,689	\$0	\$1,148,689

## Sales

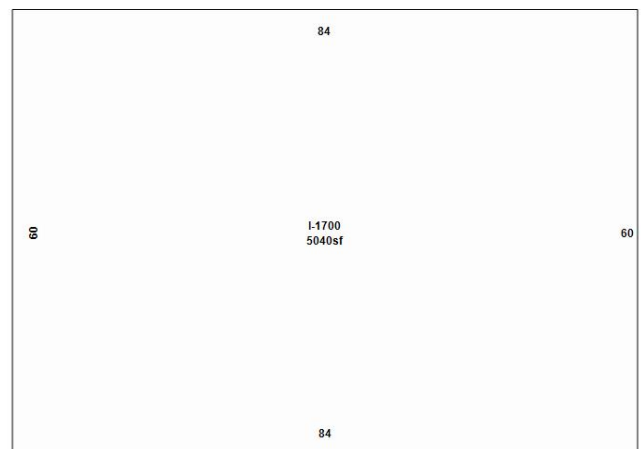
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/13/2019	\$950,000	09321/1549	Improved	Yes
SPECIAL WARRANTY DEED	2/1/2019	\$100	09298/1139	Improved	No
WARRANTY DEED	1/1/1997	\$300,000	03183/0269	Improved	Yes
WARRANTY DEED	2/1/1981	\$210,000	01322/1635	Improved	Yes
WARRANTY DEED	1/1/1976	\$100	01144/1926	Improved	No

## Land

Units	Rate	Assessed	Market
52,547 SF	\$16.25/SF	\$853,889	\$853,889

## Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1970/1990
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	5040
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$708,527
Assessed	\$368,434



Building 1

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
08993	ILLUMINATED POLE & WALL SIGN - ENTERPRISE COMMERCIAL TRUCKS	\$6,000		12/4/2012
12587	INSTALL NEW ALUMINUM CANOPY - ENTERPRISE RENT-A-TRUCK	\$3,458		11/28/2007
03433	ELECTRICAL	\$1,200		4/4/2007
11772	INTERIOR BUILDOUT DRAWING IN FUTURE FILE	\$152,000	5/10/2007	10/17/2006
06398	INSTALLING 5 SIGNS; PAD PER PERMIT 591 N US HWY 17-92	\$2,485		5/31/2006
00929	INSTALL 3 POLE LIGHTS IN PARKING LOT; PAD PER PERMIT 133 E CHURCH	\$4,000		5/16/2005
09909	AWNING - SIGN	\$0		9/5/2003
07515	ADD COLUMNS & SIDING ON FRONT	\$11,000		7/3/2003
00377	SLAB & 30X85 ALUMINUM CANOPY	\$57,600		1/1/1998
07985	METAL ROOF OVER; MID FLA GOLF CAR DISTRIBUTORS	\$7,800		12/1/1997
00443	WOOD & CHAIN LINK FENCE	\$995		1/1/1997
03771	MID FLA GOLF CARS A/C REPLACMT	\$6,000		6/1/1996

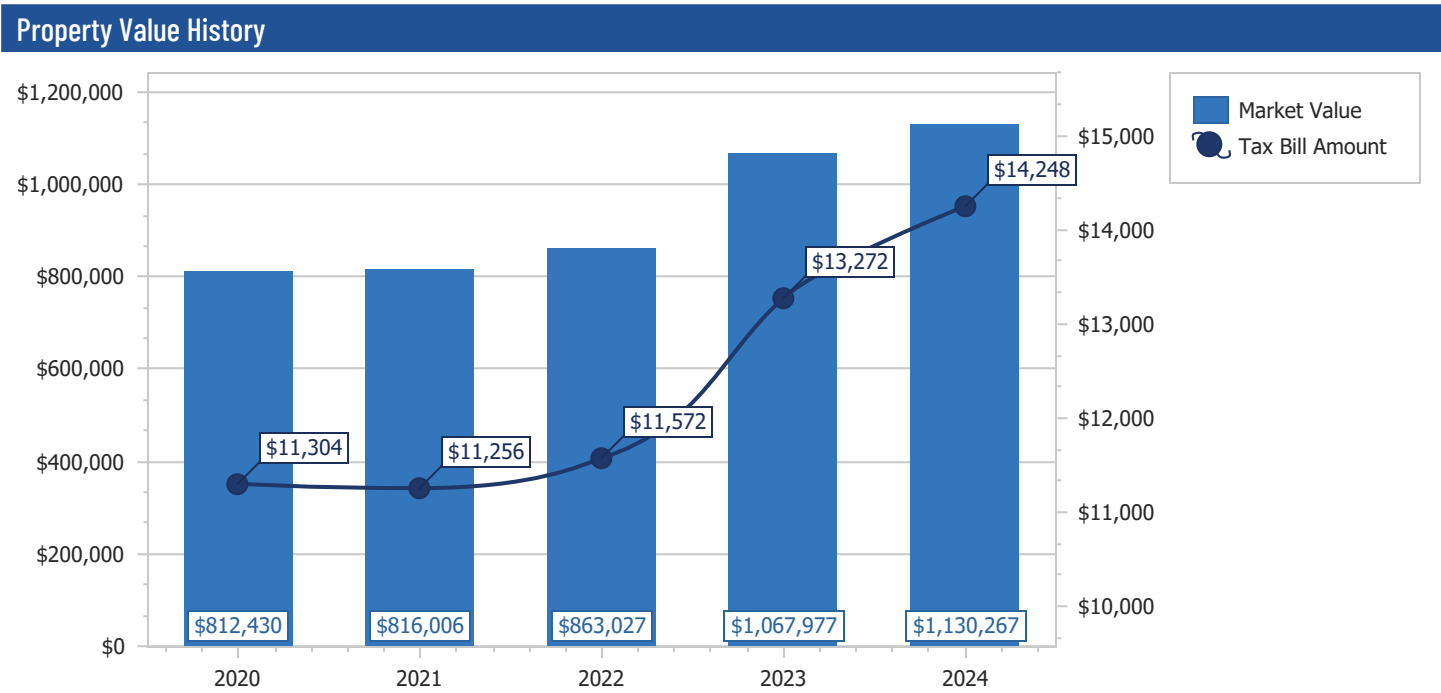
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	4959	\$13,389	\$10,376
CANOPY AVG COMM	1997	2400	\$31,728	\$12,691
6' CHAIN LINK FENCE - LIN FT	1997	471	\$7,296	\$2,918
POLE LIGHT 1 ARM	2005	3	\$5,562	\$5,562
CANOPY AVG COMM	2008	684	\$9,042	\$3,617

Zoning	
Zoning	OUT
Description	
Future Land Use	Out
Description	

School Districts	
Elementary	Winter Springs
Middle	South Seminole
High	Winter Springs

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 28

Utilities	
Fire Station #	Station: 17 Zone: 171
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Longwood
Sewage	City Of Longwood
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © 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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 9/16/2025 4:28:30 PM  
**Project:** 25-80000103  
**Credit Card Number:** 42\*\*\*\*\*8395  
**Authorization Number:** 05200G  
**Transaction Number:** 160925O18-3BBE0A6D-0C35-44F2-8789-20E65E80A66D  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

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

<b>PROJECT NAME:</b>	<b>ENTERPRISE CAR RENTAL - PRE-APPLICATION</b>	<b>PROJ #: 25-80000103</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	9/17/25	
RELATED NAMES:	EP JULIE FARR	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	33-20-30-506-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR MINOR RENOVATIONS FOR A CAR RENTAL FACILITY ON 1.21 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF N US HWY 17-92 AND FLORIDA AVE	
NO OF ACRES	1.21	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHEAST CORNER OF N US HWY 17-92 AND FLORIDA AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF LONGWOOD	
WATER UTILITY	LONGWOOD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MARVIN SEALY ENTERPRISE CAR RENTAL 5442 HOFFNER AVE ORLANDO FL 32812 (786) 236-1626 MARVIN.SEALY@EM.COM	JULIE FARR Z DEVELOPMENT SERVICES 1201 ROBINSON ST ORLANDO FL 32801 (407) 271-8910 PERMITS@ZDEVELOPMENTSERVICES.COM	

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

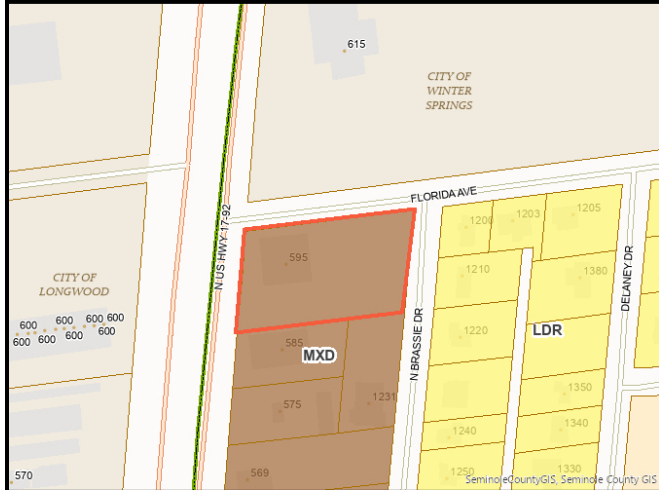
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

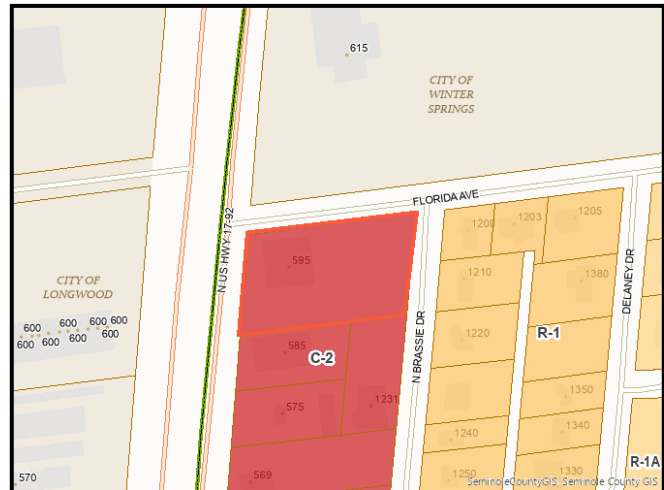
- The subject property has a Future Land Use designation of Mixed-Use Developments (MXD) and is located within the C-2 (General Commercial) zoning district.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code. Applying for a Site Plan is the next step in the process.

## PROJECT AREA ZONING AND AERIAL MAPS

**Future Land Use: MXD**



**Zoning: C-2**



**Aerial**



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	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). See the link below for calculating LUI. Sec. 30.14.6,</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p> <p>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</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.7REBU</a></p>	Info Only
3.	Buffers and CPTED	<p>Based on a preliminary evaluation of the project intensity, this project has a Land Use Intensity of VIII. This determination is based on the proposed FAR of 0.08, a maximum building height of thirty-five (35) feet, and unlimited hours of operation. Brassie Dr and Florida Ave are local roads, and US HWY 17-92 is an arterial road. Based on the conceptual site plan provided, the buffer estimates are as follows: North: 0.2 Opacity, East: 0.2 Opacity, South: 0.3 Opacity, West: 0.4 Opacity</p> <p><b>***This is an estimate that is subject to change based on the formal submittal of a Site Plan***.</b></p>	Info Only
4.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD</a></p>	Info Only
5.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>	Info Only
6.	Buffers and CPTED	<p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>	Info Only

		<a href="#">development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>	
7.	Building Division Review Coordinator	9/23/25: - Standard Building permitting is required for any new structure, or alteration or addition to an existing structure. - Each structure will require a separate permit.	Info Only
8.	Comprehensive Planning	Future Land Use of MXD (Mixed Development). Please note Comprehensive Plan Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, which states: - The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses. - Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code.	Info Only
9.	Comprehensive Planning	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
10.	Comprehensive Planning	Allowable zoning districts in Future Land Use MXD are PLI, MUCD, MM, C-1, C-2, and PD. Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI; Proposed use does not appear to be consistent with MXD Future Land Use. Developments in MXD should have two uses or more which does not appear to be proposed here. If the existing use is expanded by more than 20% of Floor Area, then a PD rezone will be required along with requirements associated with MXD Future Land Use. There does not appear to be proposal of an expansion of floor area more than 20%.	Info Only
11.	Comprehensive Planning	Site is located adjacent to City of Winter Springs boundary. Consider reaching out to the City of Winter Springs to inquire about annexation.	Info Only
12.	Comprehensive Planning	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, states the following: Purpose and Intent A	Info Only

		minimum of two uses are required within a MXD development unless special circumstances apply, but no mandatory minimum percentage of each use shall be established.	
13.	Environmental Services	This development is within the City of Longwood's utility service area. No utility work is proposed as a part of this project. No review required.	Info Only
14.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
15.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
16.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) as well as car washes are permitted uses in the C-2 (General Commercial) zoning district. Any service and repair of automobiles or trucks would require a Special Exception.	Info Only
17.	Planning and Development	Building Setbacks in the C-2 zoning district are as follows: Front Yard setback- twenty-five (25) feet, Side Yard Setback- zero (0) feet, Side Street Yard setback- zero (0) feet, Rear Yard setback- ten (10) feet.	Info Only
18.	Planning and Development	Required open space required onsite is twenty-five (25) percent. 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.	Info Only
19.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and  (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.  (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.	Info Only

		(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.	
20.	Planning and Development	Maximum allowable building height is thirty-five (35) feet.	Info Only
21.	Planning and Development	Per SCLDC Sec. 30.11.6.2, Up to eighty (80) percent of parking 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.	Info Only
22.	Planning and Development	Parking required for General Business/Retail/Office is four (4) spaces per 1,000 square feet for the first 10,000 square feet of area. The ratio for anything above 10,000 square feet is three (3) spaces per 1,000 square feet.	Info Only
23.	Planning and Development	Automobile, mobile home, and RV sales (excludes repair) as well as car washes are permitted uses in the C-2 zoning district. Any service and repair of automobiles or trucks would require a Special Exception.	Info Only
24.	Planning and Development	Per Comprehensive Plan FLU Policy 4.2.2 (a) (4), New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres are permitted as a development option in the Mixed-Use Developments Future Land Use.	Info Only
25.	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
26.	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
27.	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
28.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
29.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
30.	Public Works - Engineering	There appears to be a wash station onsite. The water from this area cannot go to the retention system. Please show a collection and appropriate treatment system for this water.	Info Only
31.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

<b>32.</b>	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
<b>33.</b>	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The driveway should be moved as far from US 17-92 as possible.	Info Only
<b>34.</b>	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note most of the site does not appear to be fully impervious. A large portion of the site is or was millings. Retention for the entire site is required.	Info Only
<b>35.</b>	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to not have a viable outfall to the east. There does appear to be an inlet on the front corner of the site that may go to FDOT. However, this needs to be verified and any discharge to FDOT would require a drainage connection permit with them.	Info Only
<b>36.</b>	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
<b>37.</b>	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues that exists downstream. Therefore, the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
<b>38.</b>	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally shows urban soils the underlying soils are moderately well drained.	Info Only
<b>39.</b>	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
<b>40.</b>	Public Works - Impact Analysis	No Review Required. Based on just the minor changes to the parking, the Trip Generation will not change and will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

**AGENCY/DEPARTMENT REVIEWER CONTACT**

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@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	Bill White	wwhite@seminolecountyfl.gov	407-665-2021
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](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](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>