



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, November 26, 2025

9:00 AM

No meeting scheduled

DRC

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

CITY OF HOPE - PRE-APPLICATION

[2025-1076](#)

Project Number: 25-80000121

Project Description: Proposed Special Exception and Site Plan for a multi-use sports facility with a community thrift store, food pantry, boat rental and storage facility in the A-5 Zoning District located on the south side of Florida Ave, east of Lake Charm Dr

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

Parcel ID: 03-21-31-300-0170-0000

BCC District: 2-Zembower

Applicant: Leroy Jackson (407) 274-1503

Consultant: N/A

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

SKENDER PROJECT - PRE-APPLICATION**[2025-1078](#)****Project Number:** 25-80000123**Project Description:** Proposed Rezone from A-1 to R-1 and Subdivision for three single-family residential lots on 1.25 acres located on the northwest corner of Indiana St and Orange Blvd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AB-1300-001B+**BCC District:** 5-Herr**Applicant:** Skender Shehu (407) 506-5955**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1076

Title:

CITY OF HOPE - PRE-APPLICATION

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BCC District: 2-Zembower

Applicant: Leroy Jackson (407) 274-1503

Consultant: N/A

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: City of Hope
PARCEL ID #(S): 03-21-31-300-0170-0000 03-21-31-300-0170-0000
TOTAL ACREAGE: 20.89 BCC DISTRICT: County Tax District 2: ZEMBOWER
ZONING: A-5 FUTURE LAND USE: R5

APPLICANT

NAME: LeRay Jackson III COMPANY: Living Redeemed Ministries Inc.
ADDRESS: 1129 Carrington St livingredeemedministriesinc@gmail.com
CITY: Oviedo STATE: FL ZIP: 32765
PHONE: 407-274-1503 EMAIL: livingredeemedministriesinc@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: SEE ATTACHED

STAFF USE ONLY

COMMENTS DUE: 11/14	COM DOC DUE: 11/20	DRC MEETING: 11/26/2025
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: ON THE SOUTHEAST CORNER OF FLORIDA AVE AND HAMMOCK ST
W/S: N/A	BCC: 2: ZEMBOWER	

Agenda 11/21

City of Hope – Mixed-Use Community Sports & Resource Development

Applicant: Living Redeemed Ministries, Inc.

Project Location: 850 Florida Avenue, Oviedo, FL 32765

Parcel Size: ±20.89 acres

Contact: Pastor LeRoy Jackson III

Project Vision

The City of Hope is envisioned as a multi-use community recreation and resource center designed to strengthen body, mind, and spirit through recreation, mentoring, and compassionate community services. This project will serve as a beacon of hope for families, youth, and residents of Seminole County, providing accessible sports, wellness, and social support opportunities in one cohesive campus.

The project's mission is simple: to build people, not just facilities. Through Living Redeemed Ministries, Inc., the City of Hope will integrate faith, fitness, and community care—offering physical activity, counseling, mentorship, and essential services to those most in need.

Proposed Development

The ±20.89-acre site will be developed in phases, beginning with a core complex of sports and community facilities supported by environmentally responsible infrastructure.

Primary Facilities:

- Indoor Multi-Sport Facility (basketball, volleyball, football, pickleball, soccer, and lacrosse).
- Indoor Football Training Building.
- Administrative & Classroom Building for offices, counseling, and mentoring.
- Gymnasium.
- Four Outdoor Athletic Fields.
- Community Thrift Store & Food Pantry.
- Boat Storage and Rental Area for revenue generation.

Supporting Infrastructure

- Access from Florida Avenue with internal circulation and parking for each area.
- New utility connections for water, sewer, and electric, along with solar installations.
- On-site stormwater management per engineering standards.
- Full-site LED lighting meeting Dark Sky standards.
- Security fencing and controlled access points for safety.

Community Benefits

Planning & Zoning: Aligns with Oviedo's comprehensive plan for mixed-use community development and youth engagement.

Engineering & Utilities: Integrates solar energy and sustainable infrastructure.

Fire & Safety: Designed with access roads, clear fire lanes, and lighting.

Economic & Employment: 25 staff positions including mentors, administrators, and coaches.

Community & Human Services: Free and discounted healthcare, veterans' care, and mental health counseling. Includes 'Fuel Up & Move Out' youth wellness program.

Environmental & Sustainability Measures

Commitment to solar energy, preservation of green space, low-impact materials, LED lighting, and water-efficient fixtures.

Conclusion

The City of Hope will be more than a sports complex—it will be a community anchor offering recreation, mentorship, healthcare, and opportunity. Living Redeemed Ministries, Inc. respectfully submits this narrative for pre-application review and welcomes collaboration with each department to ensure the City of Hope becomes a lasting symbol of unity, wellness, and hope for all residents.

Faith • Family • Finish — Coach LeRoy Jackson III



FLORIDA AVENUE

ACCESS ROAD

BOAT
STORAGE

STORMWATER

ATHLETIC
FIELDS

ADMINISTRATIVE
& CLASSROOM
BUILDING

GYMNASIUM

INDOOR
MUCK SPORT
FACILITY

INDOOR
FOOTBALL
TRAINING
BUILDING

INDORC
MUDI-SPORT
FACILITY

STORMWATER

INDOOR
FOOTBALL-
TRAINING
BUILDING

PARKING

CITY OF HOPE

Property Record Card



Parcel: 03-21-31-300-0170-0000
Property Address: 850 FLORIDA AVE OVIEDO, FL 32765
Owners: KATHY K COX REV TRUST
 2026 Market Value \$326,700 Assessed Value \$326,700 Taxable Value \$326,700
 2025 Tax Bill \$4,380.80 Tax Savings with Non-Hx Cap \$88.13
 Vacant Residential property has a lot size of 8.97 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-21-31-300-0170-0000
Property Address	850 FLORIDA AVE OVIEDO, FL 32765
Mailing Address	1506 WILLIAMS DR WINTER PARK, FL 32789-1465
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$326,700	\$326,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$326,700	\$326,700
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$10,454
P&G Adjustment	\$0	\$0
Assessed Value	\$326,700	\$316,246

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,468.93
Tax Bill Amount	\$4,380.80
Tax Savings with Exemptions	\$88.13

Owner(s)

Name - Ownership Type

KATHY K COX REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 31E E 1/2 OF N 1/2 OF NE
1/4 OF SE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$326,700	\$0	\$326,700
Schools	\$326,700	\$0	\$326,700
FIRE	\$326,700	\$0	\$326,700
ROAD DISTRICT	\$326,700	\$0	\$326,700
SJWM(Saint Johns Water Management)	\$326,700	\$0	\$326,700

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/11/2025	\$100	10864/1845	Improved	No
CORRECTIVE DEED	2/20/2024	\$100	10601/1223	Vacant	No
SPECIAL WARRANTY DEED	2/20/2024	\$100	10590/0210	Vacant	No
QUIT CLAIM DEED	5/9/2022	\$100	10236/0084	Vacant	No
WARRANTY DEED	1/1/1982	\$200,000	01374/1318	Vacant	No

Land

Units	Rate	Assessed	Market
10.89 Acres	\$30,000/Acre	\$326,700	\$326,700

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

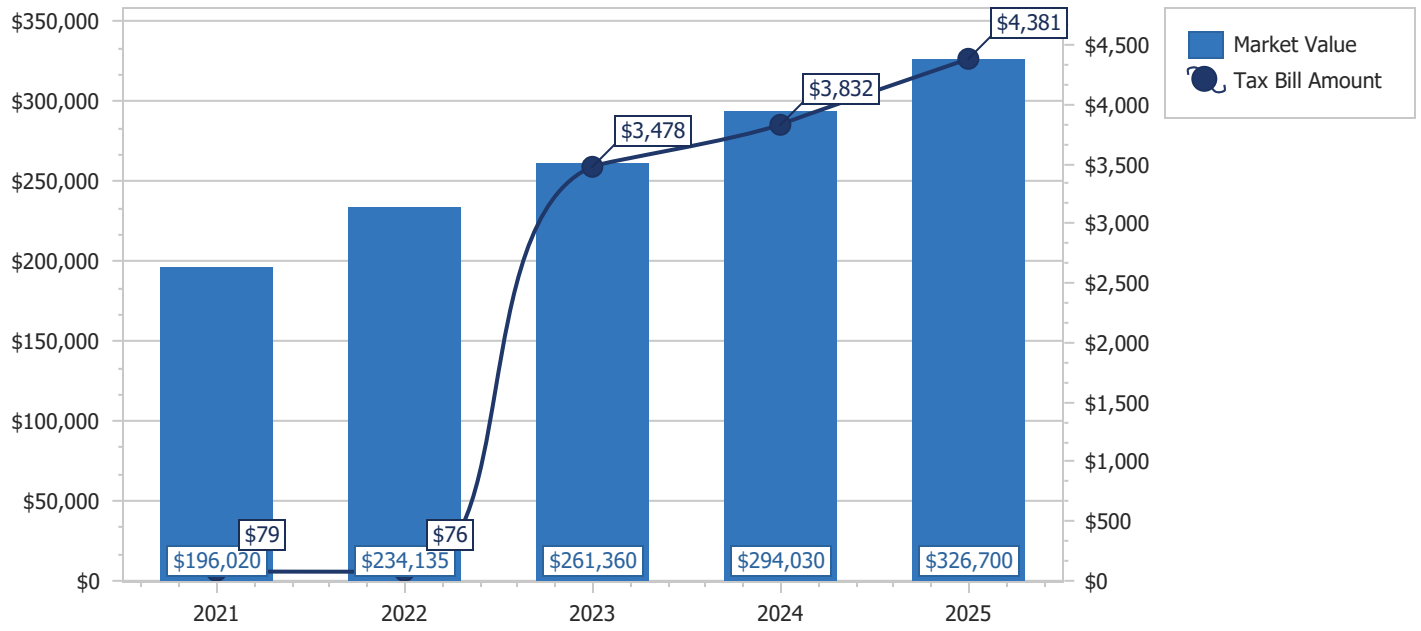
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 10/31/2025 7:24:49 PM
Project: 25-80000121
Credit Card Number: 48*****2236
Authorization Number: 031399
Transaction Number: 311025C1A-5A482E55-E336-44C4-8F43-917576E2B9C4
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, November 21, 2025, in order to place you on the Wednesday, November 26, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	CITY OF HOPE - PRE-APPLICATION	PROJ #: 25-80000121
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/03/25	
RELATED NAMES:	EP LEROY JACKSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-21-31-300-0170-0000 & 02-21-31-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A MULTI-USE SPORTS FACILITY WITH A COMMUNITY THRIFT STORE, FOOD PANTRY, AND BOAT RENTAL WITH STORAGE FACILITY	
NO OF ACRES	20.89	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	SOUTH SIDE OF FLORIDA AVE, EAST OF LAKE CHARM DR	
FUTURE LAND USE	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
LEROY JACKSON LIVING REDEEMED MINISTRIES INC 1129 COVINGTON ST OVIEDO FL 32765 (407) 274-1503 LIVINGREDEEMEDMINISTRIESINC@GMAIL.COM	N/A	

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

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

PROJECT MANAGER COMMENTS

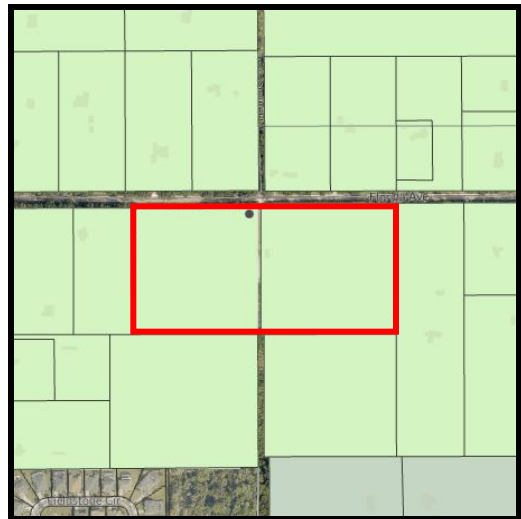
- The subject property has a Future Land Use (FLU) of Rural-5 and a zoning designation of A-5 (Rural Zoning Classification).
- The proposed uses of indoor recreation, intensive outdoor recreation, office uses, retail sales, storage, and rental uses are not permitted uses in the A-5 zoning district.
- This property is located within the East Rural Boundary as described in the Seminole County Home Rule Charter Section 5.2. A Future Land Use Amendment and Rezone to a more intensive use is not in compliance with the Seminole County Comprehensive Plan and would not be supported by Staff.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Full buffer review is done at the time of site plan review.
4	Building Division	11/7/25: - Standard building permitting will apply. - Each building, structure will require a separate permit. Example: each separate building and/ or structure, fence/ gate systems, signage, dumpster enclosures, access control, retaining walls, etc....
5	Building Division	11/7/25: - Complete site, access from public way, access to and from each building must be fully compliant with the Florida Accessibility Code.
6	Building Division	11/7/25: - Size of buildings, and early proposed use will require a full fire sprinkler system, and fire alarm system for most building. Ensure to plan on for this requirement in your overall site design.
7	Comprehensive Planning	The subject property has a Future Land Use (FLU) of Rural-5 (R-5). Office uses, retail sales, storage, and rental uses are not compatible with the R-5 FLU.
8	Comprehensive Planning	This property is located within the East Rural Boundary. Amendments to more intense Land Use designations are not in compliance with the Seminole County Comprehensive Plan. In order to amend the FLU, the property would need to be removed from the East Rural Boundary through a Text Amendment to the Comprehensive Plan and a supermajority vote for approval by the Board of County Commissioners. Staff would not support an amendment for this request as it is not consistent with the Comprehensive Plan.
9	Environmental Services	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.

10	Environmental Services	This development is located outside of the urban utility service boundary, so onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.
11	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
12	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
13	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
14	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
15	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
16	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)
17	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)
18	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.
19	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)

20	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)
21	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)
22	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
23	Planning and Development	The subject property has a Future Land Use (FLU) of Rural-5 and a zoning designation of A-5 (Rural Zoning Classification). The permitted use table can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO
24	Planning and Development	The proposed uses of indoor recreation, intensive outdoor recreation, office uses, retail sales, storage, and rental uses are not permitted uses in the A-5 zoning district, nor is the use a special exception or limited use. There is no process for approval of these uses available in accordance with the Land Development Code.
25	Planning and Development	This property is located within the East Rural Boundary as described in the Seminole County Home Rule Charter Section 5.2. A Future Land Use Amendment and Rezone to a more intensive use is not in compliance with the Seminole County Comprehensive Plan and would not be supported by Staff.
26	Planning and Development	The subject property is located in the East Rural Area. (FLU Objective 11 and Element Exhibit-28)
27	Planning and Development	This property is located within the East Rural Boundary. Removal of property from the Rural Boundary requires a Text Amendment to the Comprehensive Plan. Amending the Rural Boundary requires a supermajority vote of approval from the Board of County Commissioners. The Rezone and Future Land Use Amendment/Rural Boundary Amendment would go through staff review but would ultimately be decided upon by the Board of County Commissioners. Staff would not support any amendment to the Rural Boundary unless it met the Comprehensive Plan criteria and all code requirements. Staff would not support this request given the information we currently have from the pre-application based on the Land Development Code and Comprehensive Plan criteria.
28	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
29	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.

30	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
31	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"
32	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.
33	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
34	Public Works - Engineering	Based on a preliminary review, the site does have known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge or the drainage analysis will have to show sufficient downstream capacity.
35	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.
36	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the ditch along the north side of the property.
37	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
38	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
39	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

40	Public Works - Engineering	The property is adjacent to Florida Avenue, which is classified as local road. Florida Avenue is not currently programmed to be improved according to the County 5-year Capital Improvement Program.
41	Public Works - Engineering	A left turn lane is required. based on the 45-mph speed limit.
42	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The accesses should be limited.
43	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.
44	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.
45	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 aperez07@seminolecountyfl.gov .

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1078

Title:

SKENDER PROJECT - PRE-APPLICATION

Project Number: 25-80000123

Project Description: Proposed Rezone from A-1 to R-1 and Subdivision for three single-family residential lots on 1.25 acres located on the northwest corner of Indiana St and Orange Blvd

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

Parcel ID: 16-19-30-5AB-1300-001B+

BCC District: 5-Herr

Applicant: Skender Shehu (407) 506-5955

Consultant: N/A



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

PROJ. #: 25-80000123
PM: Tiffany Owens
Received & Paid: 11/5/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: SKENDER Project.
PARCEL ID #(S): 16-19-30-5AB-1300-001B & 16-19-30-5AB-1300-001C
TOTAL ACREAGE: BCC DISTRICT:
ZONING: FUTURE LAND USE:

APPLICANT

NAME: SKENDER SHEHU COMPANY:
ADDRESS: 1390 N. INDIANA ST.
CITY: SANFORD STATE: FL ZIP: 32771
PHONE: 407 506 5955 EMAIL: NERO2814@C-MAIL.COM

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

Rezone to R1

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

Description of proposed development: I'd like to subdivide the property so that the other house can be assigned its own address. My parents have the option to stay in the lot next to me & want build house. I want to zone to R1

STAFF USE ONLY

COMMENTS DUE: 11/14/2025 COM DOC DUE: 11/20/2025 DRC MEETING: 11/26/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: Agenda: 11/21/2025

ZONING: A-1 FLU: SE LOCATION: southeast corner of Indiana st and Orange blvd
W/S: SEMINOLE COUNTY BCC: 5-Herr

1430 N. INDIANA ST.

Parcel #: 16-19-30-5AB-1300-001C

1390 N. INDIANA ST.

Parcel #: 16-19-30-5AB-1300-001B

4900 ORANGE BLVD

OLD
HOUSE

ORANGE BLVD.

N. INDIANA ST.

Property Record Card



Parcel: 16-19-30-5AB-1300-001B
Property Address: 1390 N INDIANA ST SANFORD, FL 32771
Owners: SHEHU, PELLUMB; SHEHU, SKENDER
 2026 Market Value \$501,186 Assessed Value \$333,154 Taxable Value \$282,432
 2025 Tax Bill \$3,869.97 Tax Savings with Exemptions \$3,006.16
 The 4 Bed/3 Bath Single Family property is 2,208 SF and a lot size of 0.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	16-19-30-5AB-1300-001B
Property Address	1390 N INDIANA ST SANFORD, FL 32771
Mailing Address	1390 N INDIANA ST SANFORD, FL 32771-7137
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2018)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$381,236	\$383,628
Depreciated Other Features	\$2,700	\$1,800
Land Value (Market)	\$117,250	\$117,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$501,186	\$502,678
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$168,032	\$178,913
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$333,154	\$323,765

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,876.13
Tax Bill Amount	\$3,869.97
Tax Savings with Exemptions	\$3,006.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SHEHU, PELLUMB - Joint Tenants with right of Survivorship
 SHEHU, SKENDER - Joint Tenants with right of Survivorship

Legal Description

E 1/2 OF LOT 1 (LESS N 395 FT & RD)
BLK 13
SANFORD FARMS
PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$333,154	\$50,722	\$282,432
Schools	\$333,154	\$25,000	\$308,154
FIRE	\$333,154	\$50,722	\$282,432
ROAD DISTRICT	\$333,154	\$50,722	\$282,432
SJWM(Saint Johns Water Management)	\$333,154	\$50,722	\$282,432

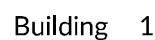
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2010	\$87,500	07504/0089	Improved	No
WARRANTY DEED	11/1/2006	\$262,500	06492/0781	Improved	Yes
WARRANTY DEED	10/1/2005	\$240,000	05986/0896	Improved	Yes
WARRANTY DEED	12/1/1993	\$55,000	02705/0803	Improved	Yes
QUIT CLAIM DEED	1/1/1993	\$100	02561/0576	Improved	No
WARRANTY DEED	4/1/1982	\$100	01385/0816	Vacant	No

Land

Units	Rate	Assessed	Market
0.94 Acres	\$125,000/Acre	\$117,250	\$117,250

* Year Built = Actual / Effective



GARAGE FINISHED	689
SCREEN PORCH FINISHED	240

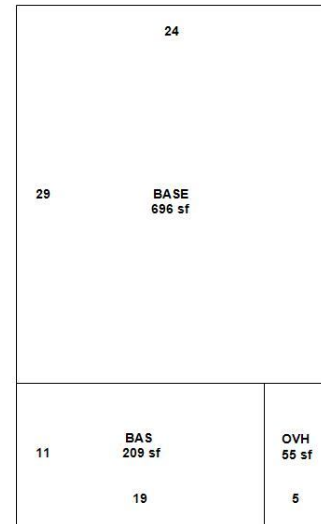
* Year Built = Actual / Effective



SCREEN PORCH FINISHED	198
SCREEN PORCH FINISHED	96

Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	1970
Bed	
Bath	
Fixtures	0
Base Area (ft²)	696
Total Area (ft²)	960
Constuction	CONC BLOCK
Replacement Cost	\$26,280
Assessed	\$16,754

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft²)
BASE	209
OVERHANG	55

Permits				
Permit #	Description	Value	CO Date	Permit Date
15975	NEW HOME	\$279,670	11/8/2018	4/4/2018
12955	REROOF W/SHINGLES; PAD PER PERMIT 4900 ORANGE BLVD	\$2,040		7/6/2005

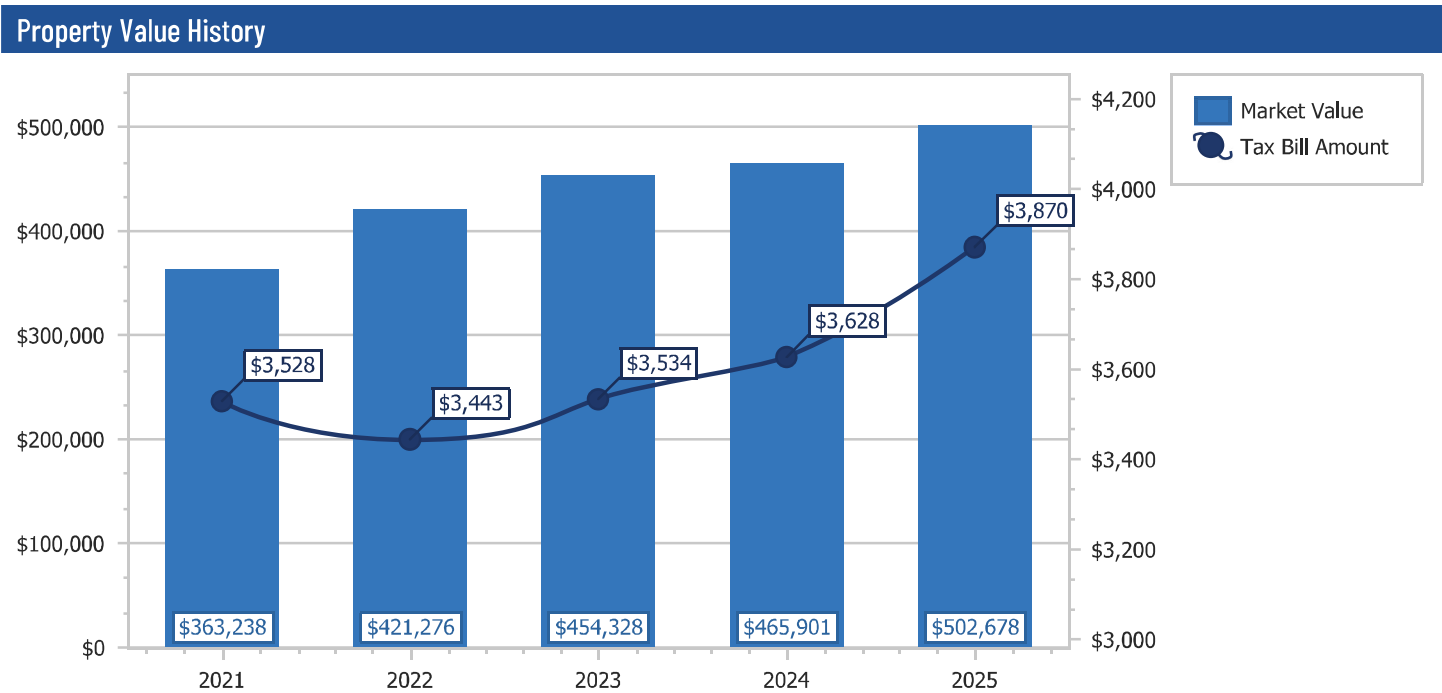
Extra Features				
Description	Year Built	Units	Cost	Assessed
CARPORT 2	2005	1	\$4,500	\$2,700

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: **16-19-30-5AB-1300-001C**
 Property Address: **N INDIANA ST SANFORD, FL 32771**
 Owners: **SHEHU, SKENDER**
 2026 Market Value \$50,000 Assessed Value \$50,000 Taxable Value \$50,000
 2025 Tax Bill \$683.95
 Vacant Residential property has a lot size of 0.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AB-1300-001C
Property Address	N INDIANA ST SANFORD, FL 32771
Mailing Address	1390 N INDIANA ST SANFORD, FL 32771-9206
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$50,000	\$50,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$50,000	\$50,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$683.95
Tax Bill Amount	\$683.95
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEHU, SKENDER

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 100 FT OF N 395 FT OF E 1/2 OF LOT 1 BLK 13
SANFORD FARMS PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$50,000	\$0	\$50,000
Schools	\$50,000	\$0	\$50,000
FIRE	\$50,000	\$0	\$50,000
ROAD DISTRICT	\$50,000	\$0	\$50,000
SJWM(Saint Johns Water Management)	\$50,000	\$0	\$50,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/12/2024	\$58,000	10645/0723	Vacant	Yes
CERTIFICATE OF TITLE	6/1/2006	\$58,000	06301/1400	Improved	No
WARRANTY DEED	3/1/1997	\$25,000	03205/1565	Improved	Yes
QUIT CLAIM DEED	12/1/1996	\$5,000	03188/0523	Improved	No
WARRANTY DEED	6/1/1982	\$100	01395/0948	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$50,000/Lot	\$50,000	\$50,000

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
06406	ELECTRIC WIRING; PAD PER PERMIT 1420 N INDIANA ST	\$0		7/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed

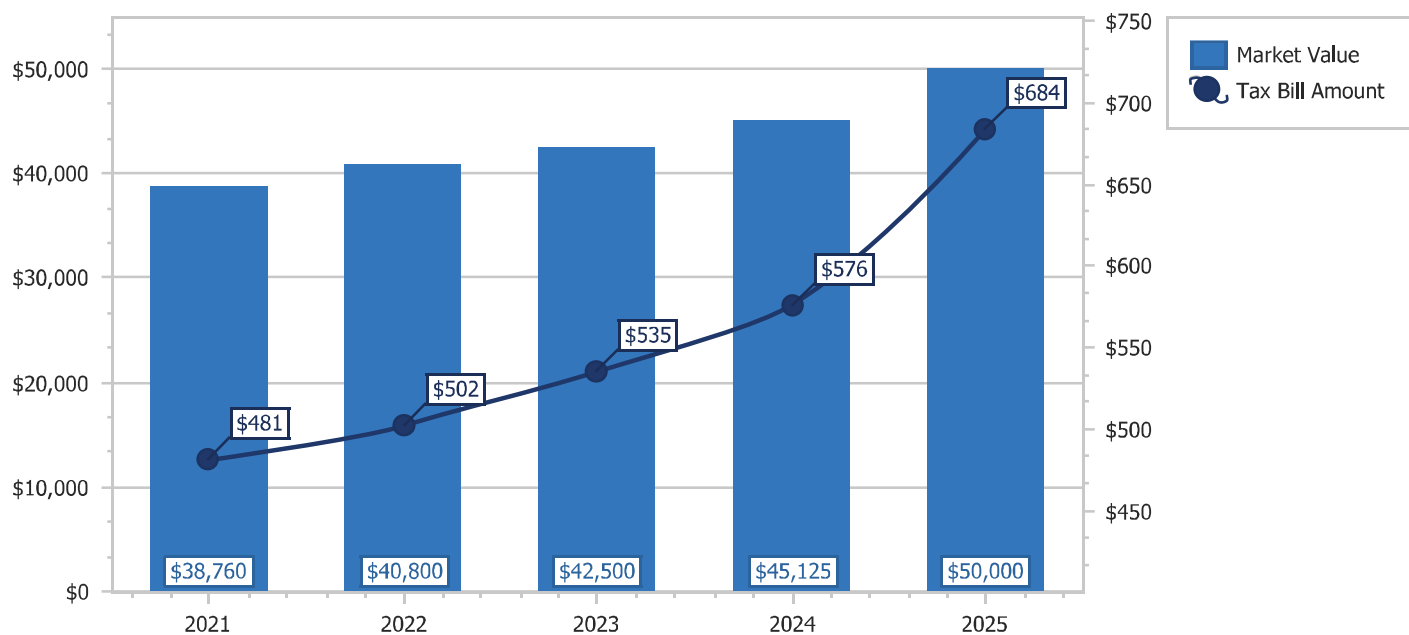
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



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

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

Receipt Details

Date: 11/5/2025 10:05:27 AM
Project: 25-80000123
Credit Card Number: 55*****2729
Authorization Number: 09590S
Transaction Number: 051125C1C-441091F1-0C0A-4EFA-A46A-7753870D519B
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SKENDER PROJECT - PRE-APPLICATION	PROJ #: 25-80000123
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/05/25	
RELATED NAMES:	EP SKENDER SHEHU	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	16-19-30-5AB-1300-001B+	
PROJECT DESCRIPTION:	PROPOSED REZONE TO R-1FOR A LOT SPLIT ON 1.25 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF INDIANA ST AND ORANGE BLVD	
NO OF ACRES:	1.25	
BCC DISTRICT:	5-HERR	
CURRENT ZONING:	A-1	
LOCATION:	SOUTHEAST CORNER OF INDIANA ST AND ORANGE BLVD	
FUTURE LAND USE:	SE	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SKENDER SHEHU 1390 N INDIANA STREET SANFORD FL 32771 (407) 506-5955 NERO2814@GMAIL.COM	N/A	

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

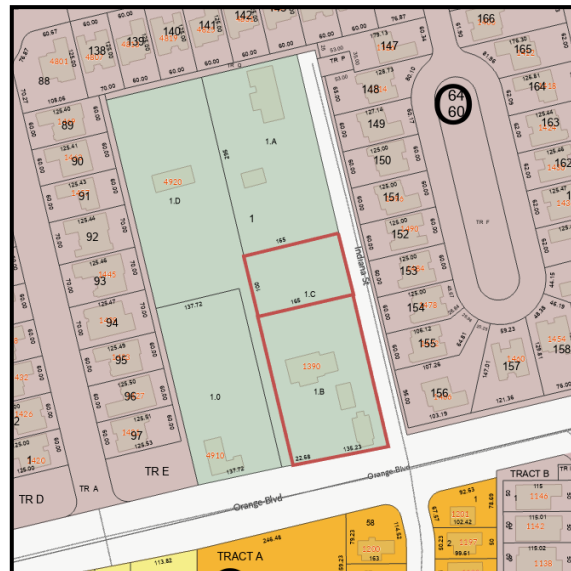
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has the Suburban Estates Future Land Use and A-1 (Agriculture) zoning.
- The proposed Rezone to R-1 (Single-Family Dwelling) is not an allowable zoning district in the Suburban Estates Future Land Use. The Suburban Estates Future Land Use allows only the following zoning districts A-1, RC-1, PLI, PD, and RM-3 zoning districts.
- Parcels, 16-19-30-5AB-1300-001B or 16-19-30-5AB-1300-001C, are not legal parcels of record prior to July 28, 1970. Staff recommends a lot combination of the previously referenced properties, as parcel 16-19-30-5AB-1300-001C is not eligible for building permits to be issued.

Based on our records, the guest house at the southeast corner of parcel 16-19-30-5AB-1300-001B was the original house prior to the single-family residence built in 2018. The guesthouse is intended for intermittent or temporary occupancy by a nonpaying guest, not as a permanent residence.

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: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of rezone if it is rezoned to a Planned Development.	Info Only
4.	Building Division	Standard permitting will apply for any necessary, or proposed alterations, additions, or extension of the existing mechanical, plumbing and/ or mechanical systems prior to commencing.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of Suburban Estates (SE). Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre.	Info Only
6.	Comprehensive Planning	Allowable zonings in the Suburban Estates Future Land Use are A-1, RC-1, PLI, PD, and RM-3. Based on this, a proposed rezone to R-1 is not allowed in the SE Future Land Use.	Info Only
7.	Comprehensive Planning	Seminole County conducted a Rural Enclaves Small Area Study per the request of residents in the community. The study has shown that densities more than 2.5 DU (Dwelling Units) per acres (2.5 DU/ac) are not supported and would require a land use amendment to PD, which also may not be supported by staff.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area and will be required to connect in order to subdivide. The nearest connection point is a 12" PVC potable water main running along the south side of Orange Blvd.	Info Only
9.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 12" PVC force main running along the north side of Orange Blvd.	Info Only

10.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but may use onsite sewage treatment and disposal systems (OSTDS) aka septic systems. Per Florida Statutes Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
11.	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: https://library.municode.com/fl/seminole_county/codes/land_development_code County Planning & Development: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development	Info Only
12.	Planning and Development	The Applicant has the option to submit a Small-Scale Future Land Use Amendment from Suburban Estates to Planned Development and Rezone from A-1 to PD for review, a Future Land Use Amendment to Planned Development would require the Applicant to demonstrate its necessity beyond an increase in density alone, and the Rezone to PD should meet the intent, purpose, and review criteria of the PD zoning.	Info Only
13.	Planning and Development	1st step is approval of the Small-Scale Future Land Use Amendment and PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC) the Rezone cannot be approved unless the Future Land Use Amendment is, and may take between 5-6 months depending on the review and agenda date deadlines.	Info Only

		2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review. 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml Information on the Subdivision Review Process can be found at: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/subdivision-application-procedure-Summary	
14.	Planning and Development	The minimum building setbacks required for the A-1 zoning district are: Fifty (50) Foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street. • The maximum allowable building height is 35 feet. • The subject property is considered a corner lot, which has a front yard along the east portion of the property that faces N Indiana St, side street along the south portion of the property that faces Orange Blvd, and two (2) sides along the north and west portions of the site. The subject property does not have a rear yard. The subject property does have an existing approved variance for the Guest House and the accessory garage setbacks (17-30000131).	Info Only
15.	Planning and Development	The subject site has a Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre. Net Buildable would consist of the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
16.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements	Info Only

		outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urll/Bear-Management-Ordinance-Final-Approved-Document.pdf	
17.	Planning and Development	Per Sec. 30.11.3. - Quantities of parking required. Parking requirements for the subject use are: • Residential Unit 1,000 square feet or greater: two (2) spaces for each dwelling • Residential Unit Less than 1,000 square feet: one and a half (1.5) spaces for each dwelling Parking requirements can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT1_1PALORE	Info Only
18.	Planning and Development	The Seminole County Land Development Code defines a guest house or cottage as a detached accessory building located on the same premises of the main residential building, <u>intended for intermittent or temporary occupancy by a nonpaying guest, and which has no cooking facilities and is not rented.</u>	Info Only
19.	Planning and Development	Per SCLDC Sec. 30.8.5 Intent and purpose – • The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. • Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment.	Info Only
20.	Planning and Development	Per SCLDC Sec. 30.8.5.3 Review Criteria – (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development	Info Only

		types not currently provided within the County but consistent with the goals of the Comprehensive Plan. (c) In addition, any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.	
21.	Planning and Development	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).	Info Only
22.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
23.	Public Safety - Fire Marshal	If access is changing to any of the homes the following shall apply: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2) Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1 Fire department access road shall have an	Info Only

		unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	
24.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. If this is a legal lot split the amount of drainage may be reduced. At minimum water quality swales will be required.	Info Only
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south to Orange Boulevard.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Orange Boulevard.	Info Only
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
30.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
31.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
32.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards.	Info Only
33.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
34.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only
35.	Public Works - Impact Analysis	No Review Required. The trip generation for two (2) Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	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 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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