



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, September 4, 2024

9:00 AM

Room 3024 and hybrid TEAMS
option

This meeting will be held In-Person and remotely on Teams. The public may email 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.

PRE- APPLICATIONS

9:00AM (IN PERSON) STORAGE BUILDING - PRE-APPLICATION

[2024-1207](#)

Project Number: 24-80000096

Project Description: Proposed Site Plan to add 3 storage buildings on 1.67 acres in the PD Zoning District located on the south side of Connection Pt, west of W SR 426

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

Parcel ID: 29-21-31-300-0100-0000

BCC District: 1-Dallari

Applicant: John Cathcart (407) 341-6465

Consultant: N/A

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

9:20AM (TEAMS) TERRA LANE RV STORAGE - PRE-APPLICATION[2024-1208](#)**Project Number:** 24-80000105**Project Description:** Proposed Rezone from A-1 to PD for an RV storage facility on 9.52 acres located on the east side of Terra Ln, north of Slavia Rd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0360**BCC District:** 2-Zembower**Applicant:** Jon Roohparvar (407) 710-0470**Consultant:** Amir Kazeminia (407) 399-5117**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****WILDERNESS ESTATES - FINAL ENGINEERING**[2024-1206](#)**Project Number:** 24-55200003**Project Description:** Proposed Final Engineering for 9 single family residential lots on 53.68 acres in the A-5 Zoning District located on the west side of N CR 426, south of SR 46**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-20-32-300-0340-0000+++**BCC District:** 2-Zembower**Applicant:** Daniel Bourque (407) 739-2167**Consultant:** Thomas Skelton (407) 461-7334**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-1207

Title:

9:00AM (IN PERSON) STORAGE BUILDING - PRE-APPLICATION

Project Number: 24-80000096

Project Description: Proposed Site Plan to add 3 storage buildings on 1.67 acres in the PD Zoning District located on the south side of Connection Pt, west of W SR 426

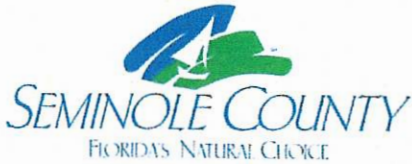
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 29-21-31-300-0100-0000

BCC District: 1-Dallari

Applicant: John Cathcart (407) 341-6465

Consultant: N/A



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

PROJ. #: 24-80000096

Received: 7/19/24

Paid: 8/9/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: STORAGE BUILDINGS @ 2564 CONNECTION POINT,	
PARCEL ID #(S): 29-21-31-300-0100-0000	
TOTAL ACREAGE: 1.95 1.67	BCC DISTRICT: 1
ZONING: PD	FUTURE LAND USE: INDUSTRIAL

APPLICANT

NAME: JOHN CATHCART	COMPANY: CATHCART CONSTRUCTION
ADDRESS: 1056 WILLA SPRINGS DRIVE	
CITY: WINTER SPRINGS	STATE: FL ZIP: 32708
PHONE: (407) 341-6465	EMAIL: cathcart01@yahoo.com

CONSULTANT

NAME: TBD	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: ADD 3 4200 SF STORAGE BUILDINGS SO WE CAN STORE CONSTRUCTION MATERIALS INDOORS.

STAFF USE ONLY

COMMENTS DUE: 8/23	COM DOC DUE: 8/29	DRC MEETING: 9/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: IND	LOCATION: on the south side of Connection Pt, west of W SR 426
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 8/30

DETAILED NARRATIVE

2564 CONNECTION PT.

ADD 3 BUILDINGS FOR INDOOR STORAGE of CONSTRUCTION MATERIALS

I bought the property about 18 years ago. Since that time my construction company, Cathcart Construction, has used the property for storage of construction materials. Cathcart Construction builds infrastructure projects for state and local governments, including Seminole County Government. The nature of our construction is usually classified as Emergency Response or Rapid Response. Example of a typical project: A watermain breaks under SR436. We are called to close the lanes, perform the excavation, replace the broken water main, and restore the highway. Because of the rapid response aspect of our work, we must store an inventory that includes lots of various valves, water main pipes, wastewater pipes, precast storm structures, reinforced concrete pipes, rubber gaskets, and other specialized parts.

We have been storing most of the inventory outdoors for many years, but we really need to get the inventory inside, out of the elements, so that the parts don't deteriorate and also so that we are able to control the inventory in a more organized fashion.

For this reason, I am making this application to add 3 new 4200sf storage buildings along the east side of the property. These buildings would be CMU structures with roll-up bay doors on the west side of each building. The buildings would be 1 story typical warehouse buildings. These buildings will not be occupied by people. They are only for material storage.

The existing parcel has mostly gravel/dirt surface. This must remain gravel/dirt surface because our heavy equipment tracks will destroy concrete or asphalt surfaces. Because the surface is dirt/gravel I do not expect that the impervious surface area that is added by the new buildings will cause any significant impact.

Attached are relevant surveys of existing structures and also the proposed improvements so that I can get appropriate feedback from the County.

Please feel free to contact me any time by cell phone, text, or email (all shown on the application form).

Yours,

A handwritten signature in blue ink that reads "John C." with a stylized flourish at the end.

-john

John Cathcart

CEO / Founder

Cathcart Construction Company – Florida LLC

(and)

Trade Connection Flex Space LLC (FKA: Cathcart – Florida Mikler, Inc.)

PLAT OF SURVEY

DESCRIPTION

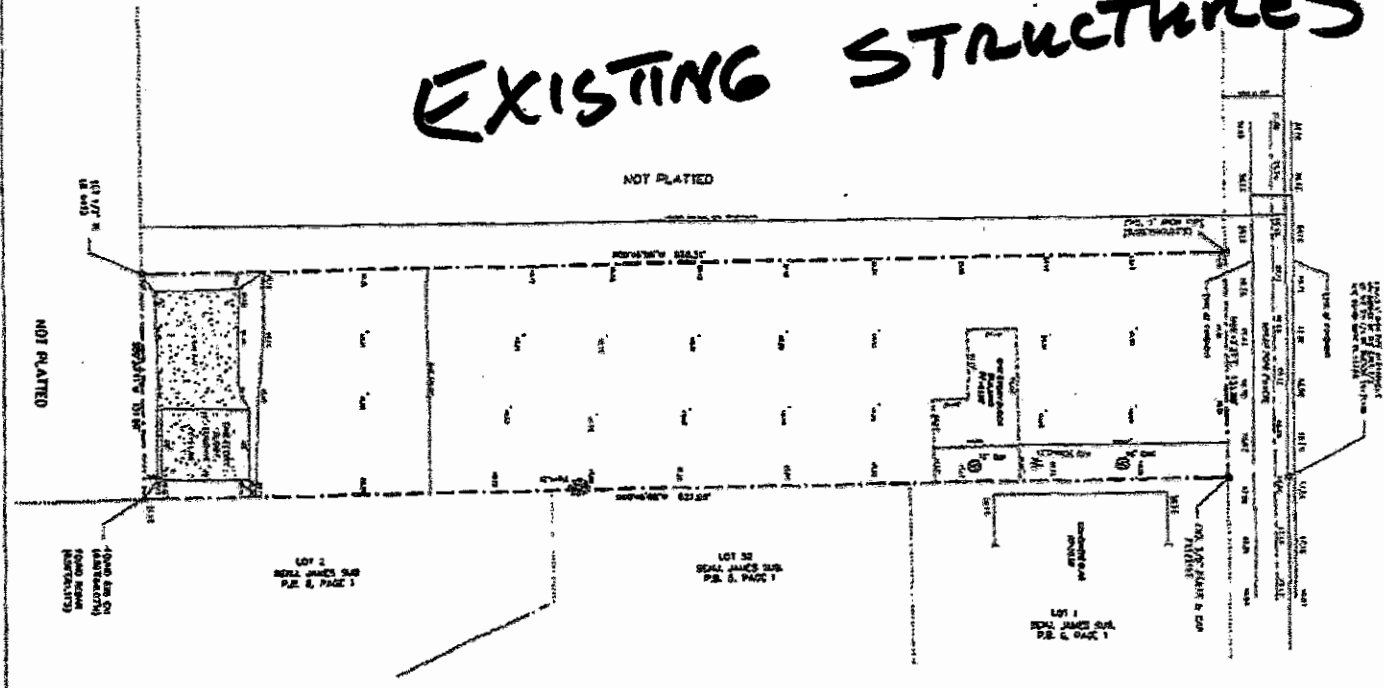
THE EAST 15240 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 31 EAST, COUNTY 10 WEST, FLORIDA, LESS THE NORTH 25' TYP. ROAD RIGHT-OF-WAY) CONTAINS 1.8000 ACRES OR 82,767 SQUARE FEET MORE OR LESS.



VICINITY MAP N.T.S.

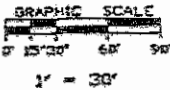


EXISTING STRUCTURES



ACCURIGHT SURVEYS
A. J. DUNN, INC., S.R., S.U.S.
2012 E. Sanderson St.
Orlando, Florida 32803
PHONE FAX
(407) 861-8514 (407) 867-5777

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS AND REGULATIONS. THE SURVEYOR'S CERTIFICATE OF QUALITY IS ON FILE WITH THE SURVEYING BOARD.



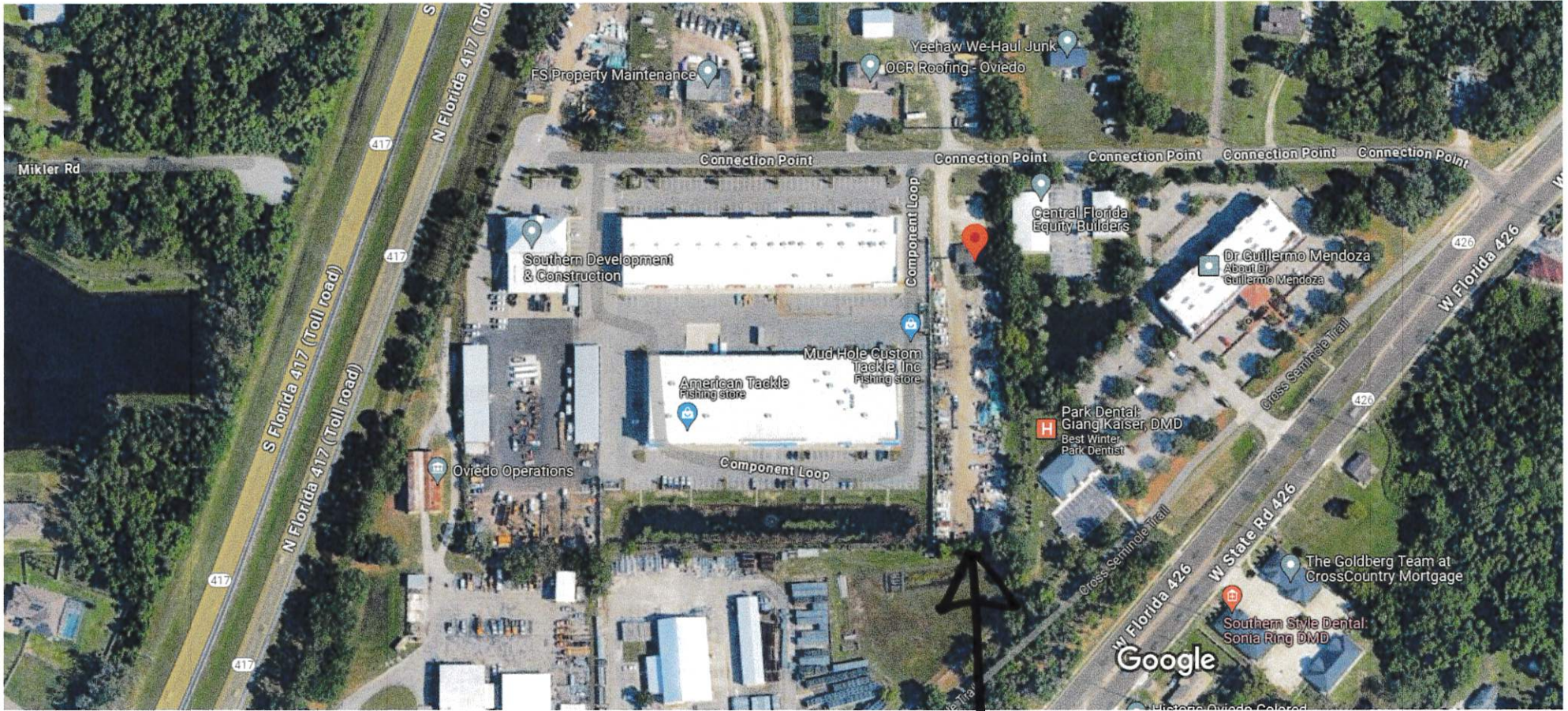
- 1. BEARING STRUCTURE MARKS ON THE SOUTH APPROXIMATELY 100' OF WIDE ROAD BEING A SOURCE OF NORTH GRADIENT DATA.
- 2. THE BEARING STRUCTURE MARKS WERE LOCATED AS PROVIDED BY THE CLIENT OF CURRENT POSSESSION.
- 3. THE SURVEY WAS MADE IN A FIELD FROM WHICH A 1/4 IN. SCALE IS AN END OF BEARING. PLACING MARKS BY CROSS BEARING AND THE 1/4 IN. SCALE WAS USED TO LOCATE THE MARKS.
- 4. ALL DIMENSIONS WERE OBTAINED FROM THE 1/4 IN. SCALE PLANS.
- 5. ATTEMPTS TO CORRECT FOR CURVATURE OF THE EARTH WERE MADE AND THE RESULTS WERE FOUND TO BE INSIGNIFICANT. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS AND REGULATIONS.

Current BOUNDARY SURVEY DATE: 10/20/20	
per Florida Statutes §1017-8.003 2c	
DATE:	10/20/20
BY:	A. J. DUNN
FOR:	CADWANT CONTRACTING COMPANY
LOCATION:	2012 WOODLAND DRIVE, ORLANDO, FLORIDA
PROJECT NO.:	20-21-21
SHEET NO.:	1 OF 1

ENGINEERING CO.



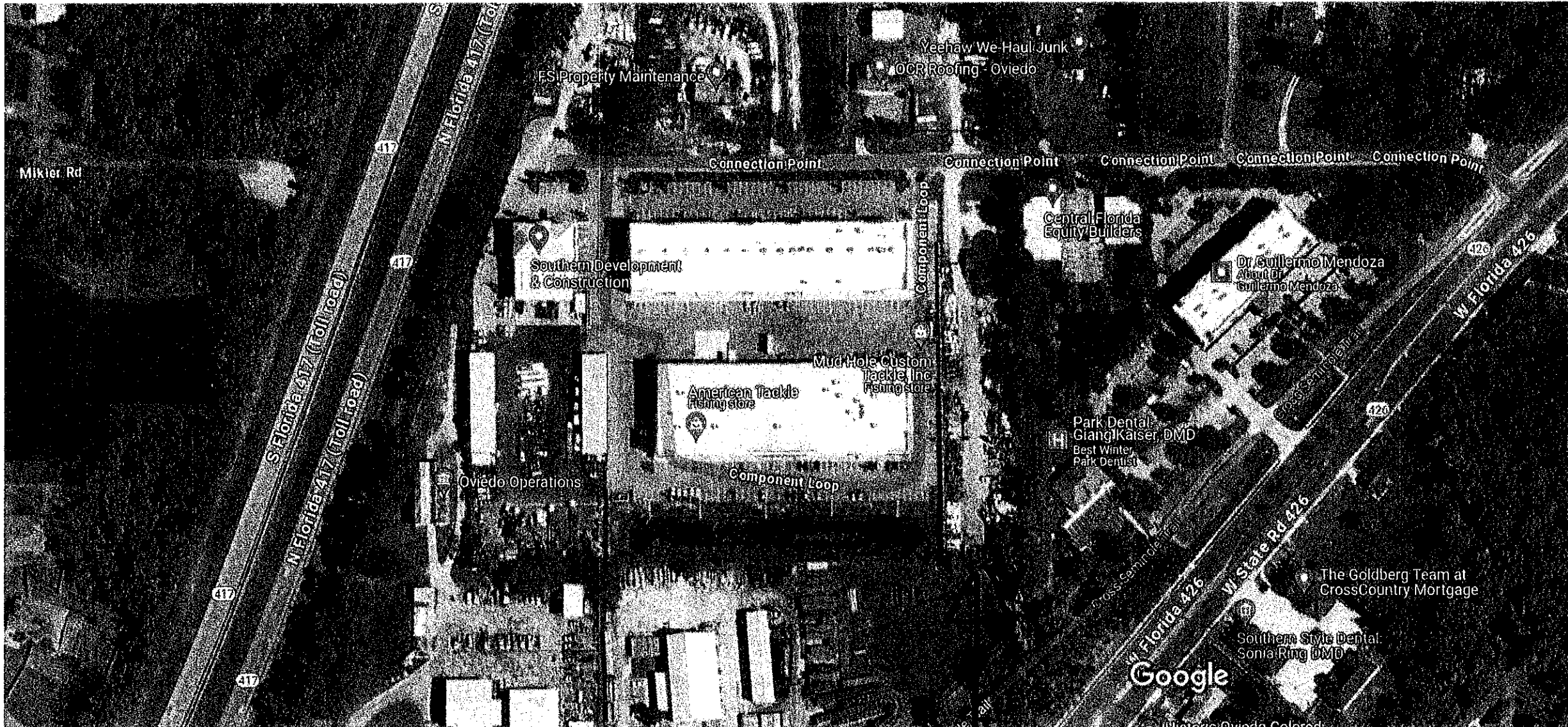
2564 Connection Point



Images ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

2564 CONNECTION R.

Google Maps 2564 Connection Point



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

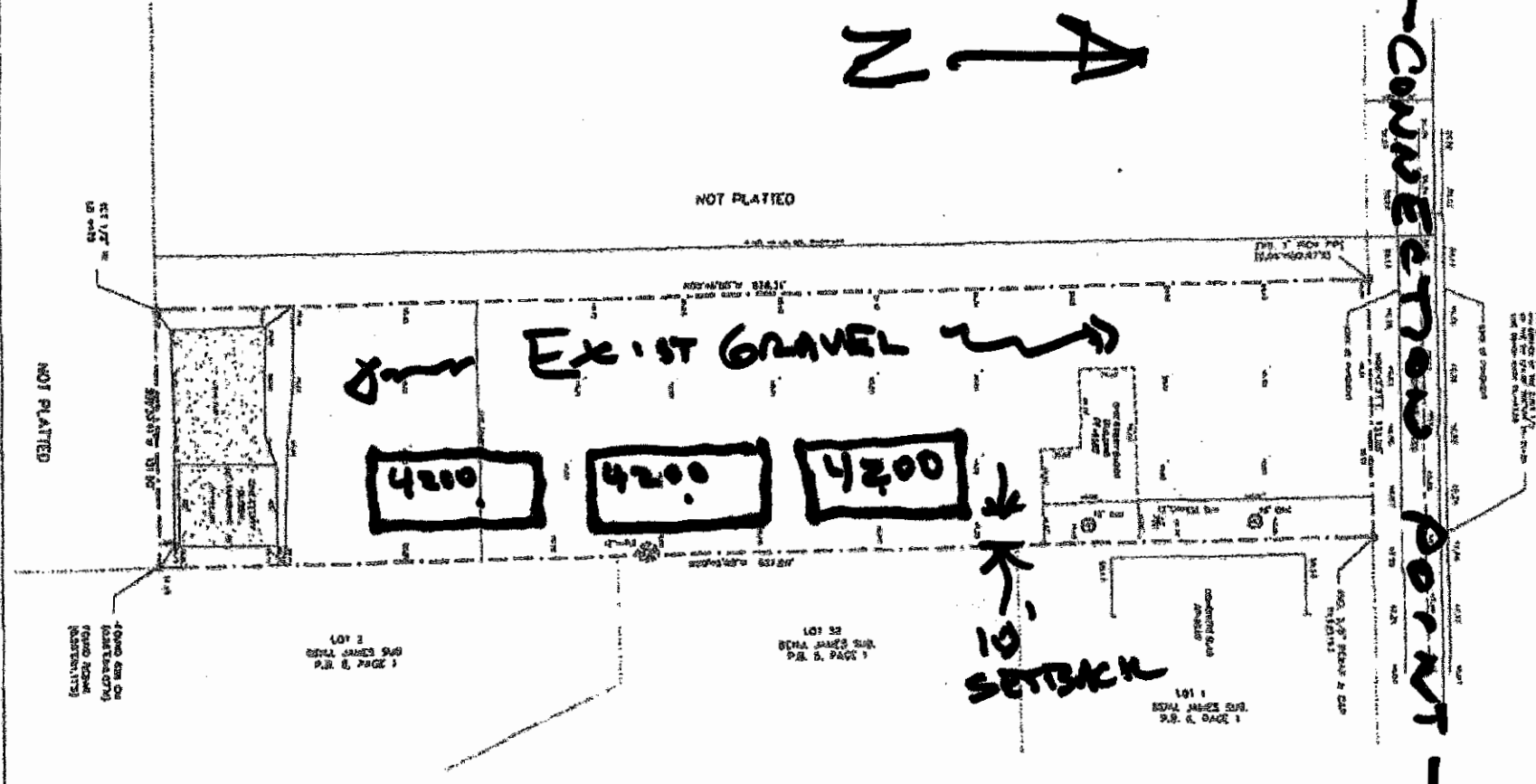
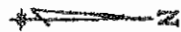
2564 CONNECTION POINT
EXISTING CONDITIONS

PLAT OF SURVEY

DESCRIPTION

THE EAST 131.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4
OF SECTION 2A, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE
COUNTY, FLORIDA (LESS THE NORTH 55' FOR ROAD RIGHT-OF-WAY)
CONTAINS 1.9005 ACRES OR 82,787 SQUARE FEET MORE OR LESS.

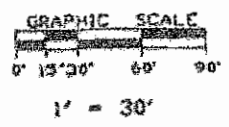
VICINITY MAP N.T.S.



DETAILED SURVEY DATA TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	131.00	EAST BOUNDARY
2	S 0° 00' 00" E	131.00	SOUTH BOUNDARY
3	S 89° 59' 59" W	131.00	WEST BOUNDARY
4	N 89° 59' 59" E	131.00	NORTH BOUNDARY
5	N 0° 00' 00" E	131.00	EAST BOUNDARY

- NOTES
1. BEARING SPECIFIED UNLESS OTHERWISE NOTED.
 2. THIS SURVEY WAS MADE BY MEANS OF A TOTAL STATION.
 3. THIS SURVEY WAS MADE BY MEANS OF A TOTAL STATION.
 4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



ACCURIGHT SURVEYS
of Orlando, Inc., P.O. Box 2479
2015 E. Robinson St.
Orlando, Florida 32803
PHONE FAX
(407) 864-8814 (407) 867-3777

Current BOUNDARY SURVEY DATE: 11/20/11
per Florida Statutes §1017-5.003 2d

NO.	DESCRIPTION	DATE

BOUNDARY & TOPOGRAPHIC SURVEY

BY: [Signature] DATE: 11/21/11 OFF: 11-11-11 SHEET NO. 10

CATHCART CONTRACTING COMPANY
12500E 18TH AVENUE SW
PACON, FLORIDA 32089
DATE: 11-11-11 SHEET 10/A

ENGINEERING CO.

Property Record Card



Parcel 29-21-31-300-0100-0000

Property Address 2564 CONNECTION PT OVIEDO, FL 32765

Parcel Location

Site View



29213130001000000 02/22/2022

Parcel Information

Value Summary

Parcel	29-21-31-300-0100-0000
Owner(s)	CATHCART, FLORIDA MIKLER
Property Address	2564 CONNECTION PT OVIEDO, FL 32765
Mailing	PO BOX 195788 WINTER SPGS, FL 32719-5788
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	12-MIXED COMMERCIAL/RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$254,434	\$233,558
Depreciated Other Features	\$1,096	\$960
Land Value (Market)	\$290,213	\$290,213
Land Value Agriculture		
Just/Market Value	\$545,743	\$524,731
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$545,743	\$524,731

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$6,983.12
2023 Tax Bill Amount \$6,983.12

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E
 E 131.8 FT OF N 1/2 OF NW
 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$545,743	\$0	\$545,743
SJWM(Saint Johns Water Management)	\$545,743	\$0	\$545,743
FIRE	\$545,743	\$0	\$545,743
COUNTY GENERAL FUND	\$545,743	\$0	\$545,743
Schools	\$545,743	\$0	\$545,743

Sales

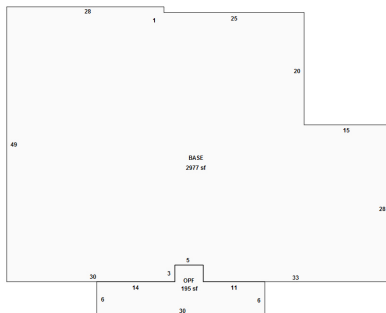
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	01/01/2007	06559	1596	\$100	No	Improved
WARRANTY DEED	12/01/2006	06520	0006	\$510,000	Yes	Improved
WARRANTY DEED	09/01/2005	06110	0981	\$540,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			83635	\$3.47	\$290,213

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	BARNS/SHEDS	2007	0	0.0	0	1,960	1,960	1,960	CONC BLOCK	\$38,896	\$41,160	Description

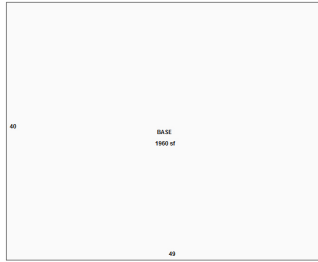


Sketch by Alan Storch

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	COMM/RES	1973	1	2977.00	CONCRETE BLOCK - MASONRY	\$215,538	\$307,911	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>195.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	195.00
Description	Area											
OPEN PORCH FINISHED	195.00											



Search by Area Search

Building 2 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10423	DEMOLISH EXISTING STRUCTURE	County	\$50		9/18/2007
02571	STORAGE BLDG; PAD PER PERMIT 2576 MIKLER RD	County	\$69,678	1/25/2008	3/14/2007
01747	RELOCATE 100 AMP SERVICE FROM OVERHEAD TO UNDERGROUND; PAD PER PERMIT 2576 MIKLER RD	County	\$1,300		3/4/2009
19751	REROOF W/SHINGLES	County	\$10,418		11/16/2005

Other Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	10/01/1979	588	\$1,096	\$2,740

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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

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

Receipt Details

Date: 8/9/2024 3:41:44 PM
Project: 24-80000096
Credit Card Number: 60*****8734
Authorization Number: 00990B
Transaction Number: 090824O17-7377ED45-9606-4BAC-B0F0-905D4337A137
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	STORAGE BUILDING - PRE-APPLICATION	PROJ #: 24-80000096
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/19/24	
RELATED NAMES:	EP JOHN CATHCART	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0100-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD 3 STORAGE BUILDINGS ON 1.67 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF CONNECTION PT, WEST OF W SR 426	
NO OF ACRES	1.67	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF CONNECTION PT, WEST OF W SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOHN CATHCART CATHCART CONSTRUCTION 1056 WILLA SPRINGS DR WINTER SPRINGS FL 32708 (407) 341-6465 CATHCART01@YAHOO.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.

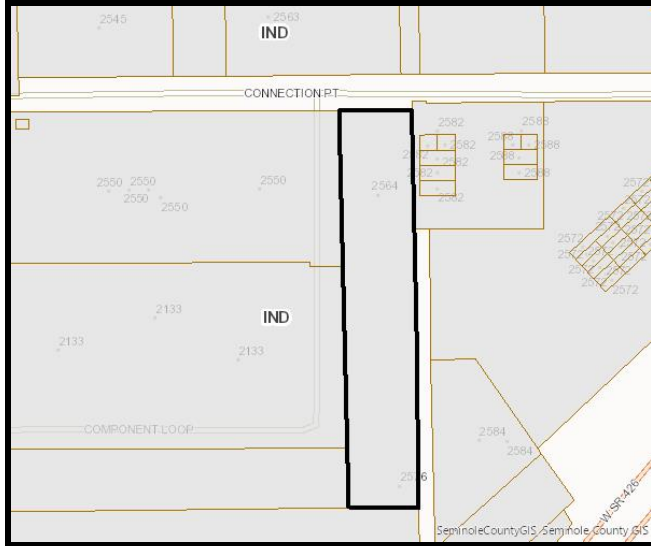
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

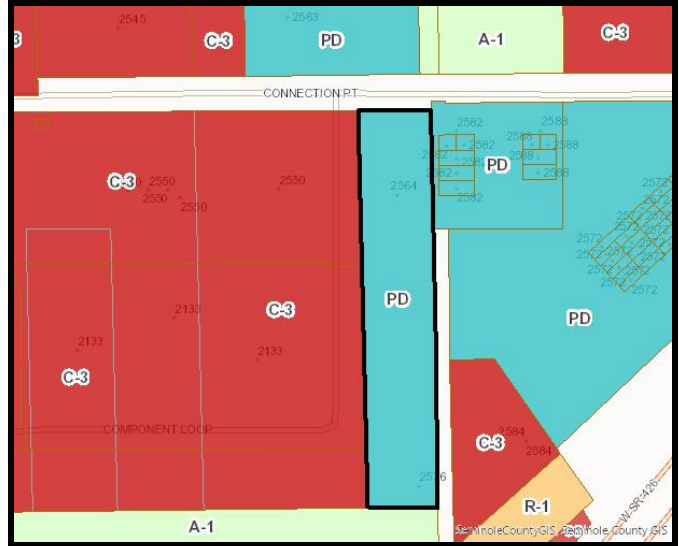
- The subject site has an IND (Industrial) Future Land Use designation and PD (Planned Development) zoning classification.
- The proposed work requires a Site Plan in accordance with the approved Development Order and Developer's Commitment Agreement for the Cathcart Planned Commercial Development.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: IND



Zoning: PD (Cathcart)



Aerial



AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	TYPE	STATUS
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	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	A full buffer review will be done at time of site plan review. The buffers must comply with the Developer's Commitment Agreement, which is as follows: West- 5', East- 5', South- 10', North- 10'.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning	The property has an Industrial Future Land Use designation (IND). The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water main running along the north side of Connection Point.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area but is not required to connect. The nearest connection point is an 8" PVC force main running along the south side of Connection Point.	Info Only
12.	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
13.	Environmental Services	If this development is currently being serviced by a private potable well, then the well will need to be properly abandoned once the development connects to Seminole County water. 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.	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.	Info Only

		They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
15.	Planning and Development	Property is within the Cathcart Planned Commercial Development and shall be developed in accordance with the approved Developer's Commitment Agreement and Development Order Number 09-06000037.	Info Only
16.	Planning and Development	SETBACKS: The minimum building setbacks for the Cathcart PCD are: 25 feet Front Yard (north), 10 feet Rear yard (south), and 10 feet in the Side Yards (east and west).	Info Only
17.	Planning and Development	The proposed storage buildings are a permitted use in the Cathcart PCD.	Info Only
18.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
19.	Planning and Development	Per the DCA associated with the Planned Development, there shall be a minimum of 42 parking spaces established on the subject property.	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	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
23.	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	Info Only

		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"	
24.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
25.	Public Works-Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
26.	Public Works-Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
27.	Public Works-Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sand (60%), Map Unit Symbol 20; and Tavares-Millhopper Fine Sands, 0-5% Slope (40%), Map Unit Symbol 31. Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Pompano, flooded (5%) and Basinger (5%). Tavares and similar soils (58%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper and similar soils (32%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor soil components are Candler (3%), Astatula (2%), Myakka (2%), Felda (2%), and Pomello (1%).	Info Only
28.	Public Works-Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be relatively flat with a predominant elevation of 48.0 feet. The topography of the site appears to be sloping from the south section of the subject property to the north, towards Connection Point. The highest point of the property is approximately at Elevation 50.0 feet (southeast corner), while the lowest point is approximately at Elevation 46.0 feet (northeast corner).	Info Only
29.	Public Works-Engineering	Based on the preliminary review, the site appears to be draining towards Connection Point to the north. There is an existing ditch bottom drainage inlet in front of the northeast corner of the property (along the south side of Connection Point) that conveys runoff through a system of stormwater pipes and structures to a drainage ditch (also located along the south side of Connection Point). This drainage ditch acts as a closed stormwater retention basin, that, in extreme conditions, overflows onto the east section of Connection Point, near S.R. 426, and, ultimately, onto a private properties located along the north side of Connection Point. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with no viable outfall and/or defined	Info Only

		conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet total retention for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	
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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
31.	Public Works-Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
32.	Public Works-Engineering	The primary access point to the subject property is Connection Point which is functionally classified as Local Road and its west section (property frontage) was last resurfaced in 2022, while the east section has the original surface from 1960. Connection Point has PCI of 84 and is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The roadway geometry and structure meet the current Seminole County standards. Connection Point is 24 feet wide. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. This means that all internal traffic elements need to be paved. Considering that the applicant has concerns regarding the transportation and storage of heavy weight equipment and material, an adequate Pavement Structural Number should be considered during development of the Final Engineering Plans. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). The minimum number of driveways necessary to adequately accommodate access to and from the site must be permitted in accordance with the current FDOT Driveway Information Guide (200 feet minimum separation for Local roadway facility), unless otherwise directed by the County Engineer or his or her designee. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1)(SC Public Works Engineering Manual - Section 1.2.7). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works	Info Only

		Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban and rural area is 20 feet.	
33.	Public Works-Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (south side of Connection Point). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Phone
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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 -	Matthew	mmaywald@seminolecountyfl.gov	407-665-5177

Fire Marshal	Maywald		
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas

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

Watershed Atlas

www.seminole.wateratlas.usf.edu

Seminole Co. Property Appraiser

www.scpafl.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1208

Title:

9:20AM (TEAMS) TERRA LANE RV STORAGE - PRE-APPLICATION

Project Number: 24-80000105

Project Description: Proposed Rezone from A-1 to PD for an RV storage facility on 9.52 acres located on the east side of Terra Ln, north of Slavia Rd

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

Parcel ID: 16-21-31-5CA-0000-0360

BCC District: 2-Zembower

Applicant: Jon Roohparvar (407) 710-0470

Consultant: Amir Kazeminia (407) 399-5117



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

PROJ. #: 24-80000105
 Received & paid: 8/12/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	Terra Lane RV Storage		
PARCEL ID #(S):	16-21-31-5CA-0000-0360		
TOTAL ACREAGE:	9.39 9.52	BCC DISTRICT:	2-ZEMBOWER
ZONING:	A-1	FUTURE LAND USE:	LDR

APPLICANT

NAME:	A. Jon Roohparvar	COMPANY:	Bowser Industries LLC
ADDRESS:	1411 Elizabeth Dr		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	(407) 710-0470	EMAIL:	Jon.Rooh@gmail.com

CONSULTANT

NAME:	Amir Kazeminia	COMPANY:	Bowser Industries LLC
ADDRESS:	716 Via Bella		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	(407) 399-5117	EMAIL:	Akazeminia12@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION <input checked="" type="checkbox"/> LAND USE AMENDMENT <input checked="" type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Proposing Rezoning for a Recreational Vehicle Storage Facility on 9.39 Acres Currently Zoned A-1. Requesting consideration for the most applicable zoning:(PD), C-3, or M-1.

STAFF USE ONLY

COMMENTS DUE: 8/23	COM DOC DUE: 8/29	DRC MEETING: 9/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Red Bug Lake Rd, west of 417
W/S: Seminole County	BCC: 2: Zembower	

Agenda: 8/30

Detailed Narrative for Proposed Rezoning of 9.39 Acres for a Recreational Vehicle Storage Facility in Seminole County, Florida

Dear Office of Seminole County,

I am pleased to submit this pre-application for the rezoning of a 9.39-acre parcel currently zoned A-1 (Agriculture) in Seminole County, Florida. The purpose of this request is to secure the appropriate zoning designation—whether it be Planned Development (PD), C-3 (General Commercial and Wholesale), or M-1 (Industrial)—to develop a thoughtfully engineered recreational vehicle (RV) storage facility.

Project Overview

The proposed project involves the development of a state-of-the-art outdoor RV storage facility on the subject property. This facility will cater to the increasing demand for secure, well-maintained RV storage options in the region. It will feature covered RV storage, thoughtfully engineered to maximize usage while minimizing any negative impact on the surrounding environment. The development will include solar panels on the covered structures, providing an environmentally sensitive solution that also allows for the charging of stored RVs.

Site Selection and Justification

The 9.39-acre site was selected due to its strategic location within Seminole County, offering convenient access to major highways and arterial roads, making it an ideal location for RV owners who require secure and accessible storage. The current A-1 zoning, which is primarily agricultural, does not allow for the type of commercial development needed to serve the growing demand for RV storage. Therefore, rezoning to either PD, C-3, or M-1 is essential to unlock the site's full potential and align with the county's long-term planning objectives.

Proposed Development and Use

The RV storage facility will be a meticulously planned development featuring spaces designed specifically for RVs of various sizes. The facility will include:

1. Security Features:

- Gated entry with 24/7 video surveillance.
- On-site management office with a presence during business hours.
- Perimeter fencing and controlled access points to ensure the safety of stored vehicles.

2. Design and Aesthetics:

- Landscaping buffers along property boundaries to maintain visual appeal and reduce any potential impact on neighboring properties.

- Use of environmentally friendly materials and sustainable construction practices.
 - Well-designed signage and lighting that complements the surrounding area without causing light pollution.
- 3. Infrastructure and Accessibility:**
- Paved access roads and parking areas designed to accommodate large RVs, with adequate turning radii and space for maneuvering.
 - Stormwater management systems to handle runoff and maintain the integrity of the surrounding environment.
 - Utility connections to support the facility's operational needs.
- 4. Customer Amenities:**
- Covered parking options for premium RV storage, equipped with solar panels to provide charging stations for RV batteries and electrical systems.
 - Waste disposal and wash areas designed to meet environmental regulations.

Benefits to the Community and County

This RV storage facility will bring several benefits to the local area and Seminole County:

- 1. Economic Impact:**
 - **Job Creation:** The development will create construction jobs during the build phase and permanent jobs once the facility is operational.
 - **Tax Revenue:** The facility will generate increased property taxes and contribute to the county's revenue stream.
 - **Local Business Support:** The presence of the facility will support local businesses, including RV dealerships, repair shops, and suppliers.
- 2. Addressing Market Demand:**
 - The growing popularity of RV travel has led to increased demand for secure storage facilities. This project will help meet that demand, providing a needed service to residents and visitors of Seminole County.
- 3. Enhancing Property Values:**
 - The development will enhance the value of surrounding properties by transforming underutilized land into a modern, attractive facility that meets a specific community need.
- 4. Environmental Considerations:**
 - The project will incorporate best practices in stormwater management, landscaping, and resource conservation, ensuring minimal environmental impact. The inclusion of solar-powered covered RV storage aligns with the county's sustainability goals.
- 5. Traffic and Infrastructure:**
 - The facility is expected to generate minimal traffic compared to other commercial uses, reducing potential strain on local infrastructure. All

access points and internal circulation will be designed to accommodate the safe movement of vehicles without disrupting local traffic patterns.

Compliance with County Plans and Objectives

The proposed rezoning aligns with Seminole County's Comprehensive Plan by promoting responsible land use and supporting the county's economic development goals. The PD, C-3, or M-1 zoning designations are appropriate for the proposed use and will ensure that the development is in harmony with the county's vision for the area.

Conclusion

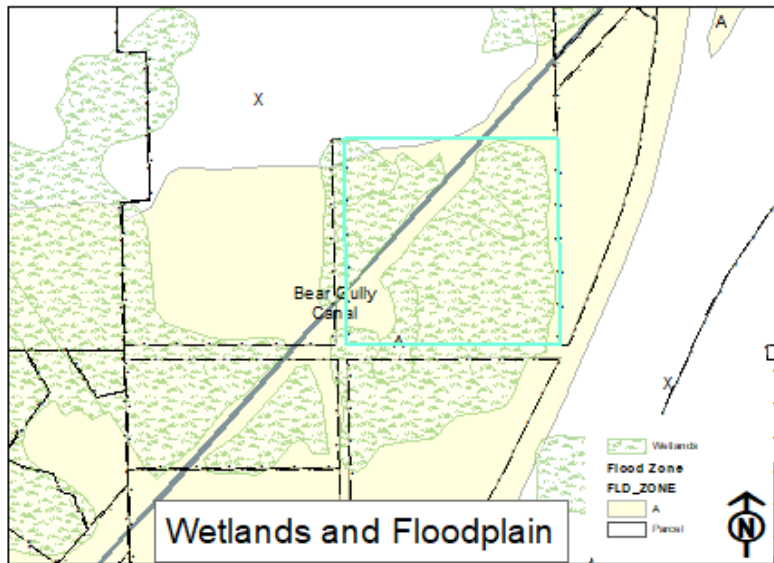
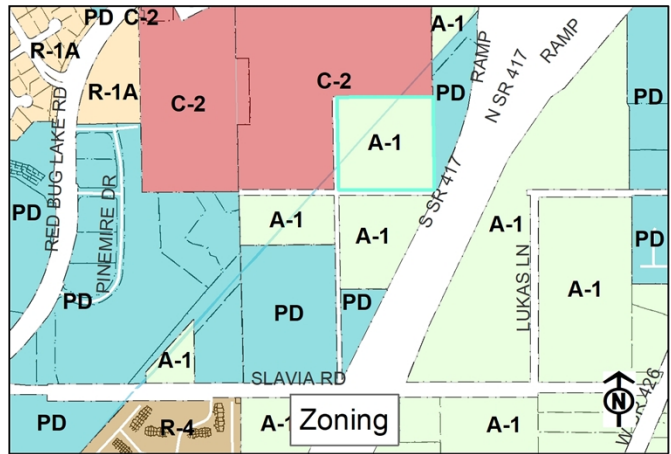
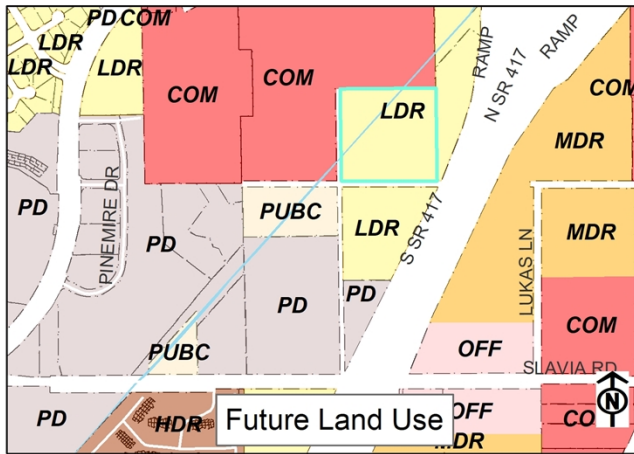
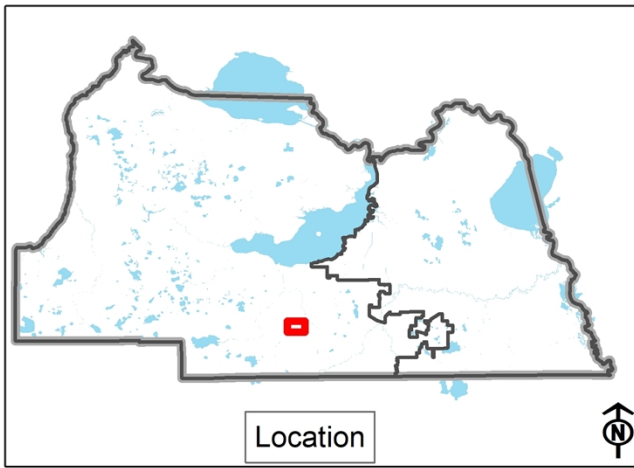
In conclusion, the rezoning of this 9.39-acre parcel to accommodate a thoughtfully engineered RV storage facility represents a strategic investment in the future of Seminole County. The project is designed to meet the needs of the community while providing significant economic and environmental benefits. I respectfully request that the county consider this proposal favorably and look forward to working closely with all relevant stakeholders to bring this project to fruition.

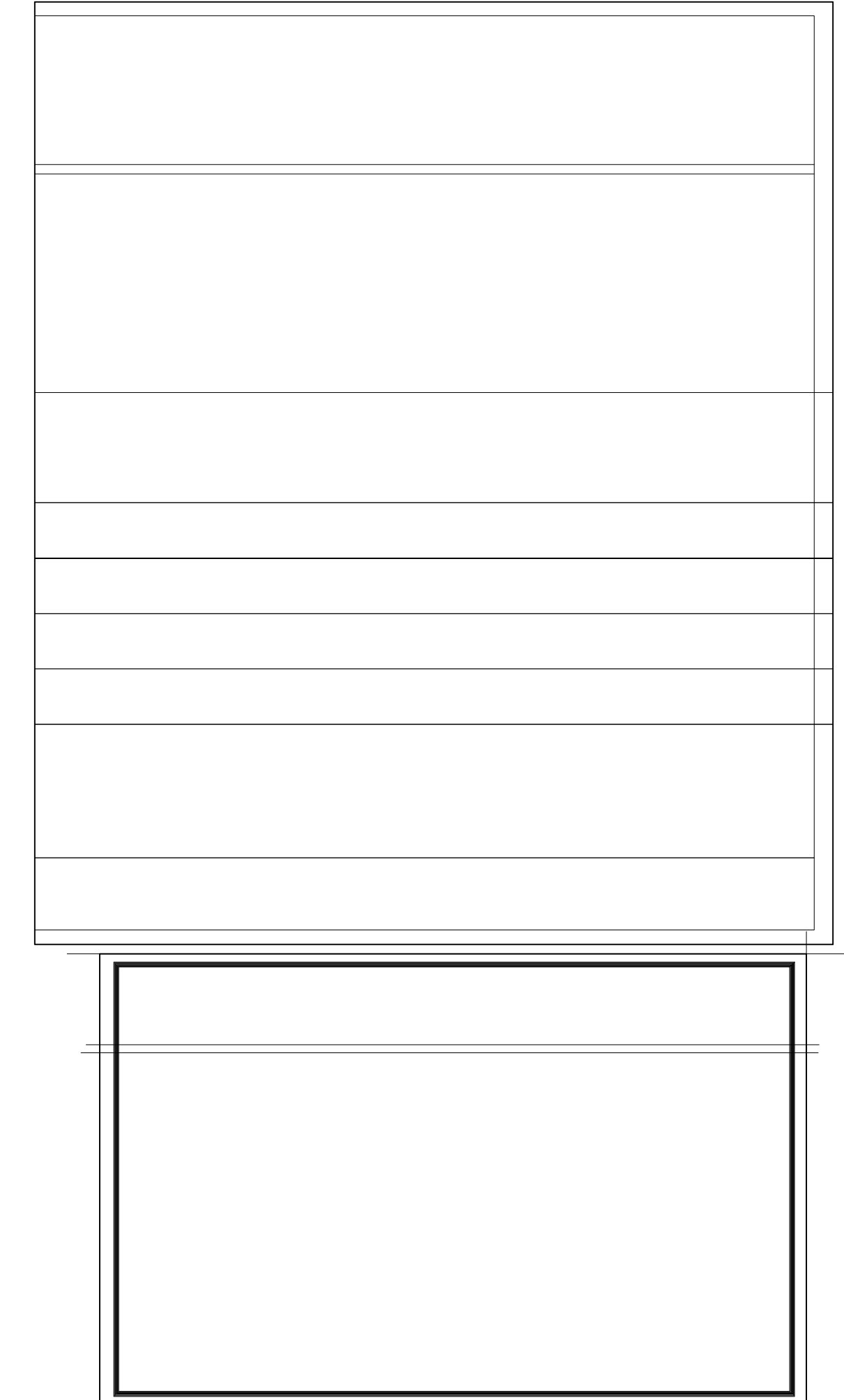
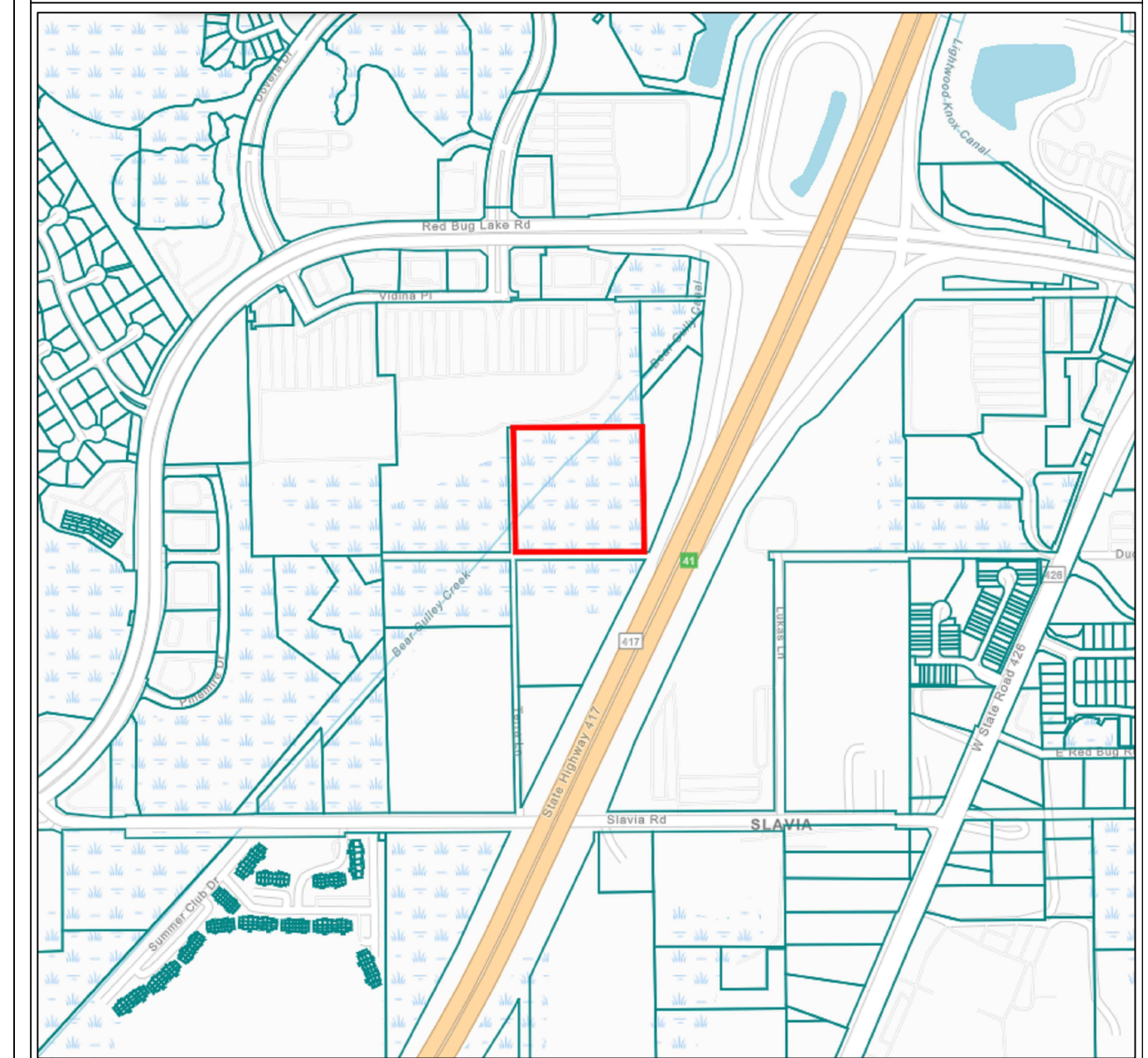
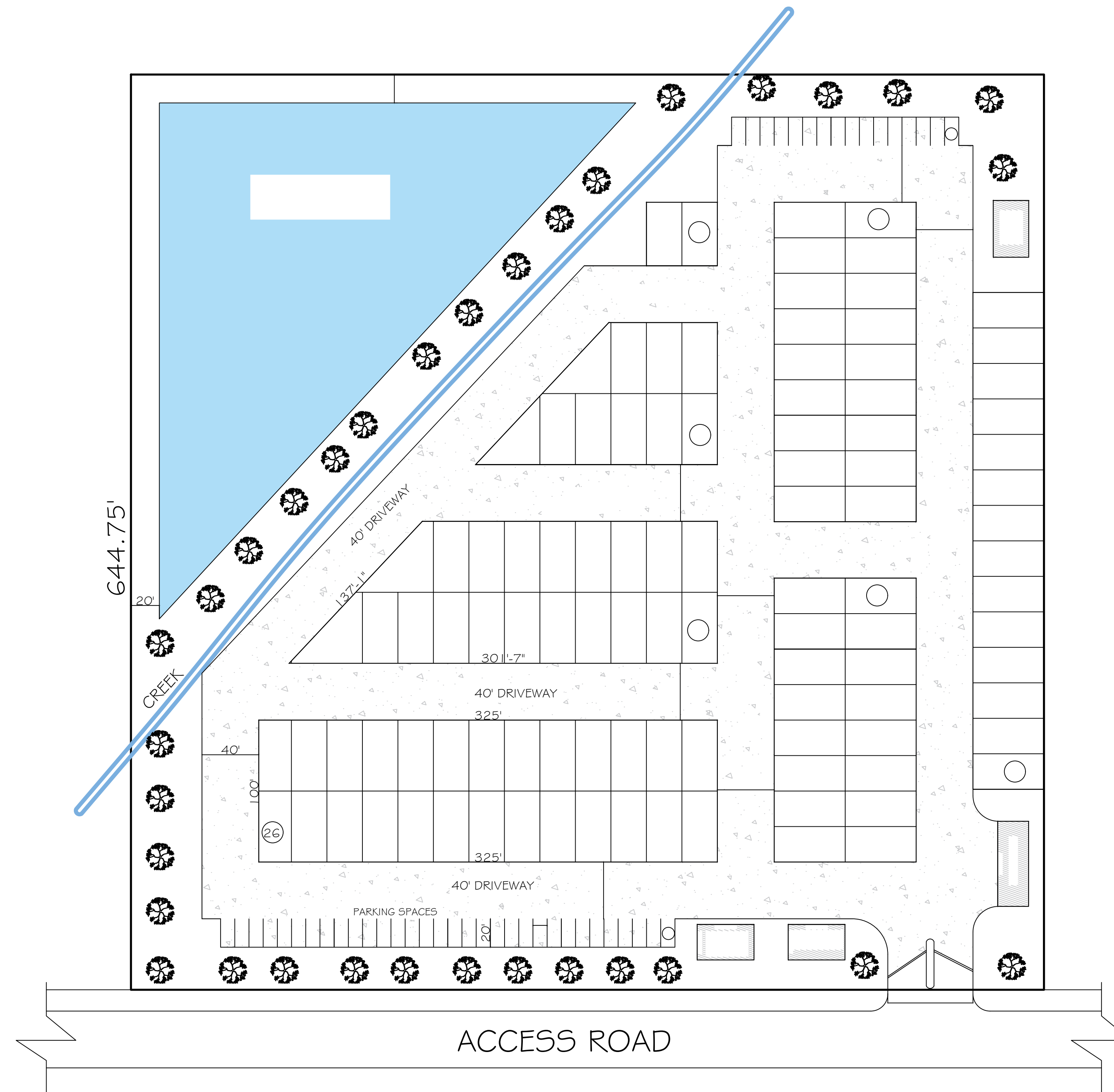
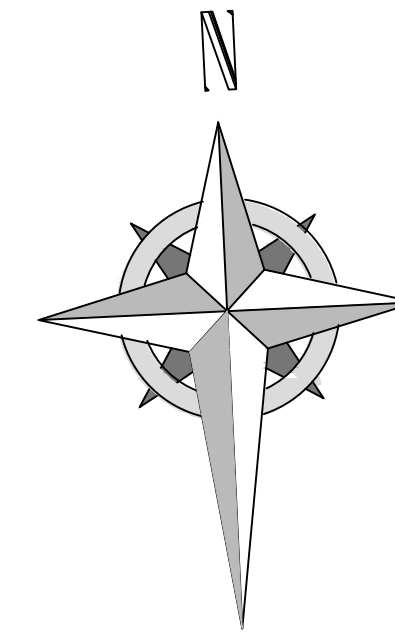
Thank you for your time and consideration. I am available to discuss any aspects of this proposal further and to provide additional information as needed.

Sincerely,

A. Jon Roohparvar
(407) 710-0470
Jon.Rooh@gmail.com

PROJECT AREA ZONING AND AERIAL MAPS



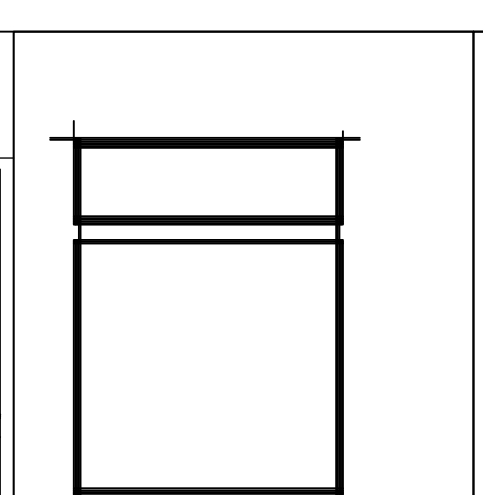
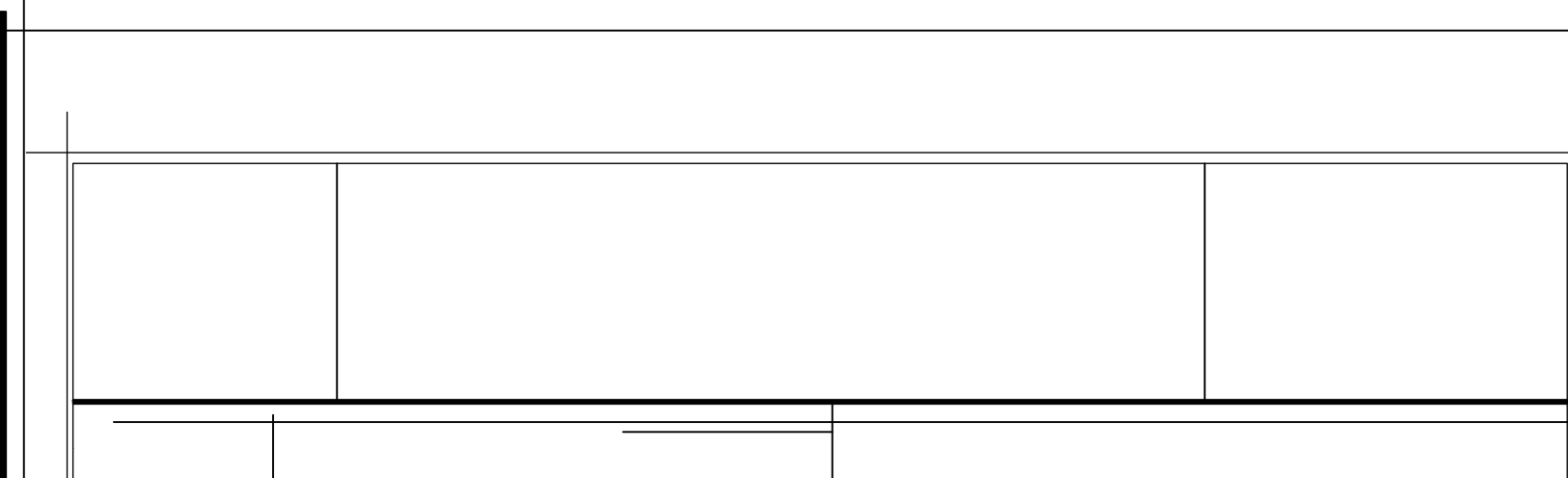
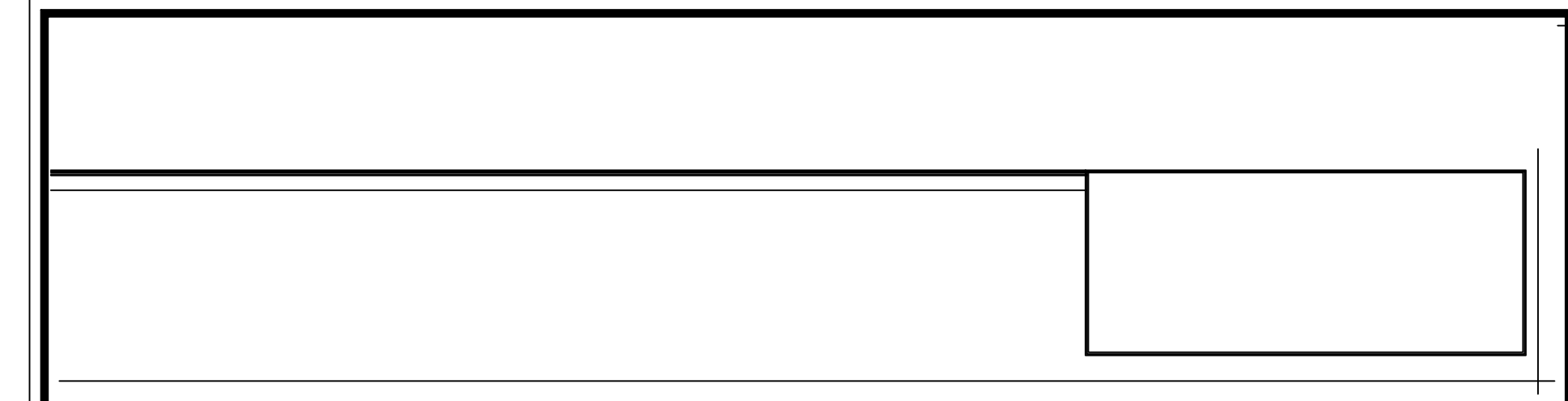


SHEET TITLE

SITE PLAN

LOT OWNER:

TRAN, TUAN A &
TA, MARGARET T

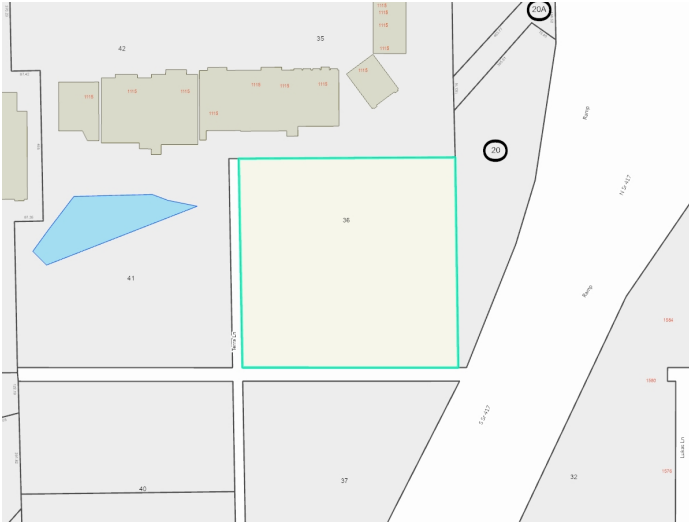


Property Record Card



Parcel: **16-21-31-5CA-0000-0360**
 Property Address:
 Owners: **TRAN, TUAN A; TA, MARGARET T N; TA, MARY K N**
 2024 Market Value \$485,933 Assessed Value \$250,995
 2023 Tax Bill \$3,036.58
 Vacant Residential property has a lot size of 9.52 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0360
Property Address	
Mailing Address	PO BOX 64 GENEVA, FL 32732-0064
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$485,933	\$228,177
Market Value	\$485,933	\$228,177
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,036.58
Tax Bill Amount	
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

TRAN, TUAN A - Tenants in Common :50
 TA, MARGARET T N - Tenants in Common :25
 TA, MARY K N - Tenants in Common :25

Legal Description

LOT 36 (LESS RD)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$250,995	\$0	\$250,995
Schools	\$485,933	\$0	\$485,933
FIRE	\$250,995	\$0	\$250,995
ROAD DISTRICT	\$250,995	\$0	\$250,995
SJWM(Saint Johns Water Management)	\$250,995	\$0	\$250,995

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2014	\$100	08327/0619	Vacant	No
WARRANTY DEED	11/1/2005	\$325,000	05989/1721	Improved	Yes

Land

Units	Rate	Assessed	Market
9.39 Acres	\$115,000/Acre	\$485,933	\$485,933

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities

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

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

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

Receipt Details

Date: 8/12/2024 10:37:56 AM
Project: 24-80000105
Credit Card Number: 43*****2411
Authorization Number: 093755
Transaction Number: 120824O10-548FEC66-66DB-4EA6-B49A-6C908A9349B1
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	TERRA LANE RV STORAGE - PRE-APPLICATION	PROJ #: 24-80000105
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/12/24	
RELATED NAMES:	EP JON ROOHPARVAR	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-21-31-5CA-0000-0360	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO PD FOR A RV STORAGE FACILITY ON 9.52 ACRES LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF 417	
NO OF ACRES	9.52	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF 417	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JON ROOHPARVAR BOWSER INDUSTRIES LLC 1411 ELIZABETH DR WINTER PARK FL 32789 (407) 710-0470 JON.ROOH@GMAIL.COM	AMIR KAZEMINIA BOWSER INDUSTRIES LLC 716 VIA BELLA WINTER PARK FL 32789 (407) 399-5117 AKAZEMINIA12@GMAIL.COM	

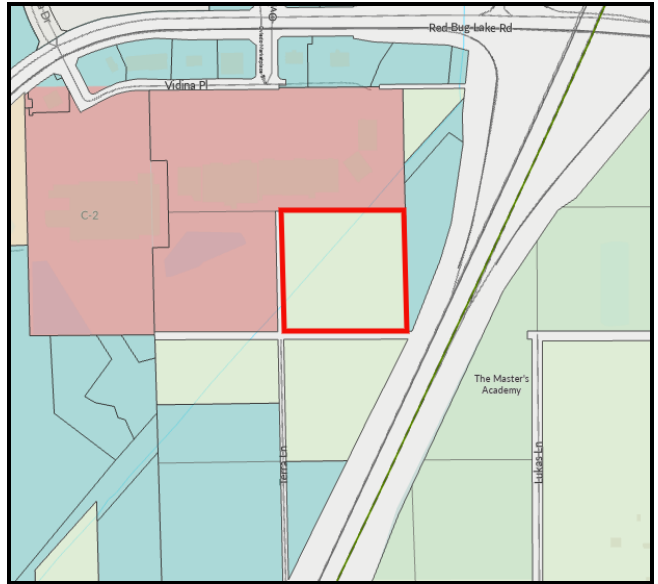
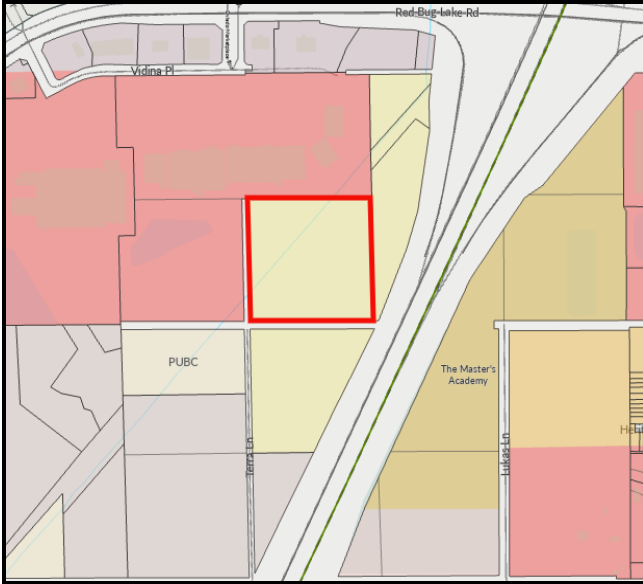
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

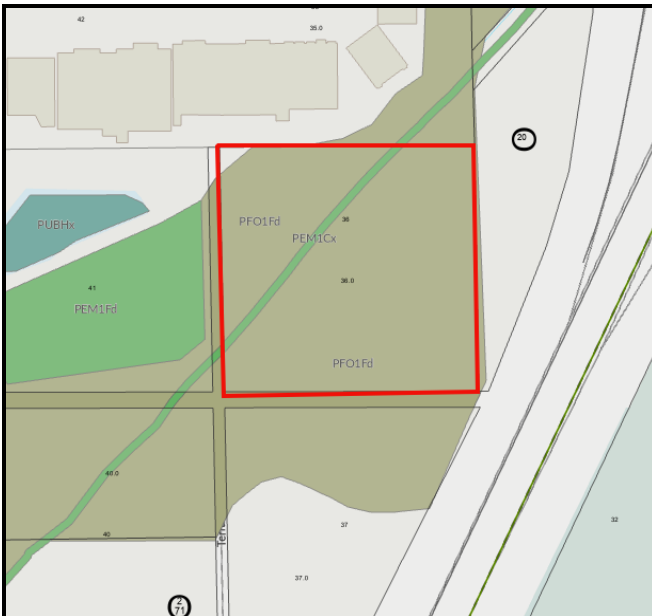
PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation with A-1 (Agriculture) zoning.
- The proposed use of an RV (Recreational Vehicle) storage facility is not permitted under the existing Future Land Use and Zoning.

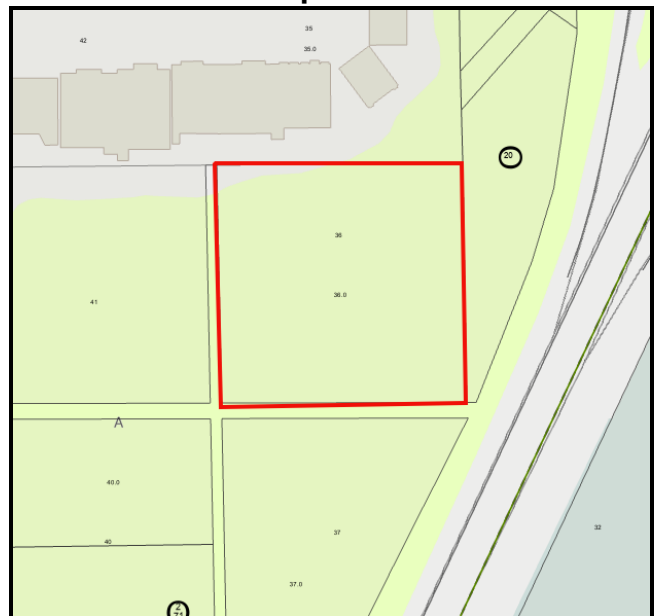
PROJECT AREA ZONING AND AERIAL MAPS



Wetlands



Floodplain





AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	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
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023)	Info Only

		Florida Building Codes.	
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	The subject property has a Low Density Residential Future Land Use Designation, which allows residential uses and special exception uses. The proposed use of an RV storage facility will require a Land Use Map Amendment to either Commercial or industrial depending on the nature of the development.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area but is not required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of Slavia Road.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area, but since we do not have any potable water lines nearby, a potable water well may be used to service it instead. 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.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area but is not required to connect. The nearest connection point is an 8" PVC force main running along the south side of Slavia Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system may be used to service it instead. To apply for an OSTDS permit, 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
15.	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	Info Only

		well.	
16.	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
17.	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
18.	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
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
22.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
23.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	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	Info Only

		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)	
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	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
27.	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
28.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
29.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
30.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
31.	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)	Info Only
32.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
33.	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

34.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
35.	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
36.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
37.	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
38.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
39.	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
40.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
41.	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
42.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
43.	Planning and	County staff has reviewed the subject project based on the	Info Only

	Development	information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
44.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation with A-1 (Agriculture) zoning.	Info Only
45.	Planning and Development	The proposed use of an RV Storage Facility is considered an Industrial use and will require a Future Land Use amendment and Rezone.	Info Only
46.	Planning and Development	A Future Land Use Amendment and Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
47.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement.	Info Only
48.	Planning and Development	PD Planned Development Zoning Per SCLDC Sec. 30.8.5.1 Intent and purpose – The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, 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. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.	Info Only
49.	Planning and Development	PD Planned Development Zoning Per SCLDC Sec. 30.8.5.3 Review Criteria - Comprehensive Plan	Info Only

		<p>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.</p> <p><u>Per Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria:</u> In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	
50.	Planning and Development	<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> <p>The PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.8.5.5 Master Development Plan Submittal and Review.</p>	Info Only
51.	Planning and Development	<p>The Planned Development Future Land Use requires a minimum of 25% open space to be provided.</p> <p>Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2.</p> <ul style="list-style-type: none"> • Per Sec.30.14.2.3(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the criteria listed in Sec.30.14.2.3(h). • Per Sec.30.14.2.3(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. Per Sec.30.14.2.3(l); Required landscaped areas and buffers may not be credited toward the required open space. 	Info Only
52.	Planning and Development	Community Meeting Procedures Section 30.49. • Prior to staff scheduling the required public hearings, the Applicant must	Info Only

		<p>conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30).</p> <p>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. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	
53.	Planning and Development	Net Buildable Definition: 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
54.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
55.	Planning and Development	The proposed project will be required to submit a methodology statement for review to Public Works Engineering before completing a traffic study. Projects, which generate 50 or more peak hour trips, will require a traffic study analyzing a 1/4 mile study area for intersections and a 1 mile study area for roadway segments. If the development has greater than 500 new peak hour trips, it will require a 1/2 mile study area for intersections and a 2 mile study area for roadway segments. Public Works Engineering reserves the right to add additional intersections in the study that are beyond the 1/4 and 1/2 mile radii if it has known operational issues. A methodology letter is required to be submitted to Anthony Nelson at Public Works Engineering for review and approval prior to submittal of the traffic impact analysis (TIA). (Tony Nelson 407-665-5763)	Info Only
56.	Planning and Development	The proposed development is within a one-mile Radius of SR 417 at Intersections - Seminole Way Development.	Info Only
57.	Planning and Development	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 may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Info Only
58.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. https://library.municode.com/fl/seminole_county/codes/land_develop	Info Only

		ment_code?nodeId=SECOLADECO_CH30ZORE_PT64OREPALOL ARE_S30.1233MIDEST	
59.	Planning and Development	Outdoor lighting will require a separate permit and must meet the requirements of SCLDC Sec. 30.15.1.	Info Only
60.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
61.	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
62.	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
63.	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 21/2 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
64.	Public Safety - Fire Marshal	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)	Info Only
65.	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
66.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the	Info Only

		floodplain without equal volumetric compensation.	
67.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
68.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D and B/D class soils.	Info Only
69.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	Info Only
70.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope down towards Bear Gully Canal.	Info Only
71.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Gully Canal.	Info Only
72.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
73.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
74.	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
75.	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
76.	Public Works - Engineering	The property does not have an open ROW/roadway adjacent to it. There is a 30-foot ROW to the property, but it is not sufficient. The owner would have to get access to Slavia Road to serve the property.	Info Only
77.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
78.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys 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.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Planning and Development	Joy Giles jjgiles@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1206

Title:

WILDERNESS ESTATES - FINAL ENGINEERING

Project Number: 24-55200003

Project Description: Proposed Final Engineering for 9 single family residential lots on 53.68 acres in the A-5 Zoning District located on the west side of N CR 426, south of SR 46

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

Parcel ID: 21-20-32-300-0340-0000+++

BCC District: 2-Zembower

Applicant: Daniel Bourque (407) 739-2167

Consultant: Thomas Skelton (407) 461-7334



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

PROJ. #: 24-55200003

Received: 7/26/24

Paid: 7/26/24

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME:	Wilderness States Estates		
PARCEL ID #(S):	21-20-32-300-0340-0000 21-20-32-300-0350-0000 15-20-32-5BC-0000-0370 15-20-32-5BC-0000-0360		
NUMBER OF LOTS: <u>9</u>	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER
ARE ANY TREES BEING REMOVED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	(IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)
WATER PROVIDER:	Individual Wells	SEWER PROVIDER:	Individual Septic Systems
ZONING: <u>A-5</u>	FUTURE LAND USE: <u>R-5</u>	TOTAL ACREAGE: 54.70 AC ^{53.68}	BCC DISTRICT: <u>2</u>

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: <u>Daniel Bourque</u>	COMPANY: <u>Aulion Homes, LLC</u>
ADDRESS: <u>295 Geneva Drive</u>	
CITY: <u>Oviedo</u>	STATE: <u>FL</u> ZIP: <u>32765</u>
PHONE: <u>(407) 739-2167</u>	EMAIL: <u>Danny@AulinHomes.com</u>

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Thomas H. Skelton, PE

COMPANY: American Civil Engineering Co.

ADDRESS: 207 N. Moss Road, Suite 211

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: (407) 461-7334

EMAIL: tomskelton468@gmail.com

OWNER(S)

NAME(S): Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



07/24/2024

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

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

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Christopher Schultz / CKS Aulin Land Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 21-20-32-300-0340-0000 & 21-20-32-300-0350-0000 ^{15-20-32-5BC-0000-0370} hereby designates Thomas H. Skelton, PE / American Civil Engineering Co ^{15-20-32-5BC-0000-0360} to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

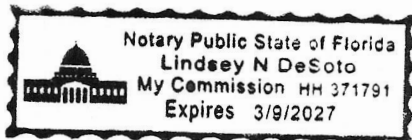
11/20/23
Date

Christopher Schultz
Property Owner's Signature

Christopher Schultz
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Christopher Schultz (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 20th day of November, 2023.



Lindsey N DeSoto
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

CKS AULIN LAND HOLDINGS, LLC

Filing Information

Document Number L23000036945
FEI/EIN Number 92-2038782
Date Filed 01/26/2023
State FL
Status ACTIVE

Principal Address

312 AULIN AVENUE
 OVIEDO, FL 32765

Mailing Address

312 AULIN AVENUE
 OVIEDO, FL 32765

Registered Agent Name & Address

CHRISTOPHER K. SCHULTZ
 312 AULIN AVENUE
 OVIEDO, FL 32765

Authorized Person(s) Detail

Name & Address

Title MGR

CHRISTOPHER K. SCHULTZ

312 AULIN AVENUE
 OVIEDO, FL 32765

Title CFO

Angela , Ward
 312 AULIN AVENUE
 OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2024	02/05/2024

Document Images

[02/05/2024 -- ANNUAL REPORT](#)

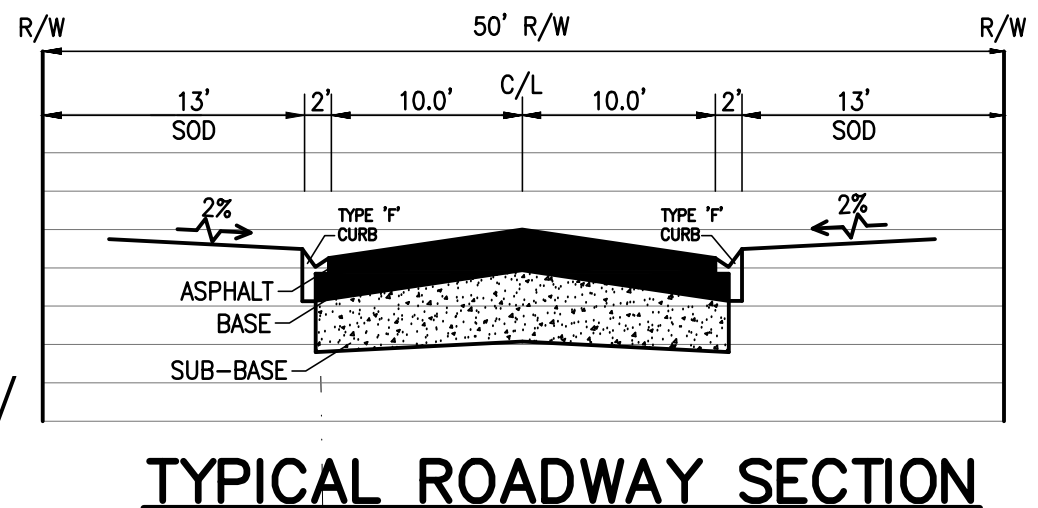
[View image in PDF format](#)

[01/26/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

DEVELOPMENT NOTES:

- PER SEC. 30.1046 (A)(1) EXCEPT FOR THOSE STRUCTURES EXPRESSLY AUTHORIZED IN THIS SECTION AND EXCEPT FOR LAND DESIGNATED AS COMMERCIAL ON THE FUTURE LAND USE MAP, NO STRUCTURE, PARKING OR OUTDOOR STORAGE SHALL BE LOCATED: A. WITHIN TWO HUNDRED (200) FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY IN SCENIC CONDITIONS ALONG A MAJOR ROAD; OR B. WITHIN FIFTY (50) FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY IN SCENIC CORRIDORS ALONG A MINOR ROAD.
- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CODE, THE FOLLOWING STRUCTURES AND USES SHALL BE THE ONLY STRUCTURES AND USES PERMITTED WITHIN THE DESIGNATED SCENIC CORRIDOR SETBACKS: A. AGRICULTURAL BUILDINGS IN ACCORDANCE WITH THE STANDARDS OF THIS PART, B. SIGNS IN ACCORDANCE WITH THE SIGNS STANDARDS OF THIS PART, C. LANDSCAPE FEATURES REQUIRED BY THIS PART AND OTHER PERMITTED LANDSCAPE MATERIALS, D. FENCES, GATES, MAILBOXES, BUS STOPS AND ENTRANCES IN ACCORDANCE WITH THE ARCHITECTURAL DESIGN STANDARDS OF THIS PART, E. ACCESS WAYS OR ACCESS POINTS IN ACCORDANCE WITH THE ACCESS STANDARDS OF THIS PART, F. BUS STOPS, BUS SHELTERS, SIGNAGE AND OTHER SUCH IMPROVEMENTS RELATED THERETO, G. SIGNS, MARKINGS, TRAFFIC CONTROL DEVICES AND SUCH OTHER IMPROVEMENTS RELATED TO THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC. PLEASE SHOW THE SETBACK LINES FROM THE CENTERLINE OF EACH RIGHT-OF-WAY TO THE NEAREST PROPOSED LOT.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER, ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED, CHAPTER 16, NFPA 1, 2003 EDITION (FFPC 2004 EDITION).
- POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL PORTABLE WATER WELLS. IRRIGATION WATER WILL BE PROVIDED BY INDIVIDUAL IRRIGATION WELLS. WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS WITH AEROBIC SEPTIC TANK.
- A MINIMUM FIVE (5) FOOT SIDE YARD EASEMENT SHALL BE PROVIDED ALONGSIDE PROPERTY LINES ON ALL LOTS. NO AC PADS, POOL EQUIPMENT, OR OTHER ENCUMBRANCES ALLOWED WITHIN THE EASEMENT. PLEASE PROVIDE THIS INFORMATION AS A NOTE ON THE PSP.
- PROPOSED RIGHT-OF-WAY WILL BE DEDICATED TO PUBLIC.
- THERE ARE NO FLOOD PLAIN AREAS IN THE PROPOSED DEVELOPMENT.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, CERTIFICATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH STATES THAT THIS PROJECT IS CONSISTENT WITH THE APPROVED MASTER DRAINAGE AND UTILITY PLANS FOR THIS PLANNED DEVELOPMENT.
- THIS SITE SHALL COMPLY WITH THE FDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. PRIOR TO EARTH WORK OR CONSTRUCTION, THE DEVELOPER SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE SEMINOLE COUNTY ENVIRONMENTAL PROTECTION DIVISION, ATTENTION: NPDES-ADMINISTRATOR.
- FOR EROSION CONTROL - USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY, INTO NEIGHBORING WETLANDS AND BUFFERS, AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL. MINIMIZE THE EXTENT OF AREA EXPOSED AT ONE TIME, APPLY PERIMETER CONTROLS WHERE NECESSARY, AND PERFORM MAINTENANCE CHECKS EVERY SEVEN (7) DAYS AND AFTER EVERY 1/2 INCH RAIN. THE CONSTRUCTION ENTRY AREA SHALL BE DESIGNED TO PREVENT TRUCKS FROM TRACKING SOIL ONTO LOCAL ROADS AND THE AFFECTED STORM DRAINAGE SYSTEM SHALL BE PROTECTED AS INDICATED IN 34-250(9). THIS MAY REQUIRE PERIODIC STREET SWEEPING.
- NEW OR EXISTING FIRE HYDRANTS SHALL BE IDENTIFIED TO MEET THE REQUIREMENTS OF CHAPTER 18 OF NFPA 1 2009 EDITION, (FFPC 2010 EDITION).
- THIS PROJECT WILL BE BUILT IN ONE PHASE.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS (100 YEAR/24 HOUR STORM EVENT).

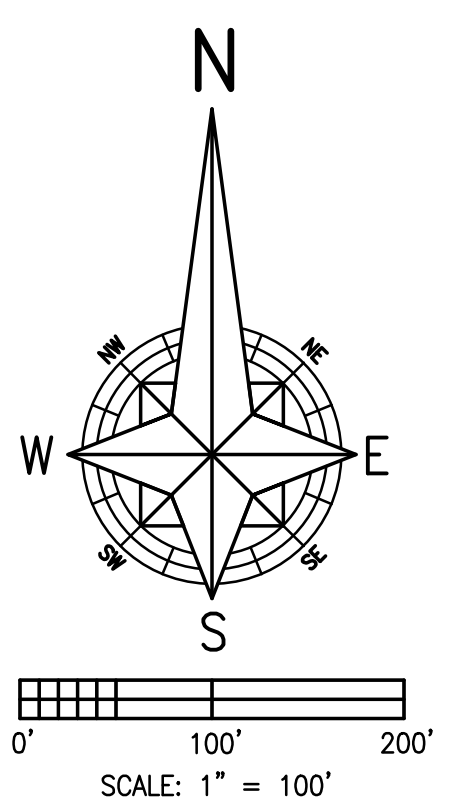


TRACT TABLE

TRACT ID	AREA (SF)/(AC)	USE	OWNED BY	MAINTAINED BY
A	64,171 SF 1.47 AC	NATURAL	HOA	HOA
B	31,960 SF 0.73 AC	NATURAL	HOA	HOA
C	10,108.66 SF 0.23 AC	NATURAL	SEMINOLE COUNTY	SEMINOLE COUNTY
D	173,914 SF 3.99 AC	RETENTION	HOA	HOA
E	139,958 SF 3.21 AC	ROW	SEMINOLE COUNTY	SEMINOLE COUNTY

"Per Sec. 30.1046 (a)(1) Except for those structures expressly authorized in this section and except for land designated as commercial on the future land use map, no structure, parking or outdoor storage shall be located: a. Within two hundred (200) feet from the centerline of the right-of-way in scenic corridors along a major road; or b. Within fifty (50) feet from the centerline of the right-of-way in scenic corridors along a minor road.

(2) Notwithstanding any other provision of this Code, the following structures and uses shall be the only structures and uses permitted within the designated scenic corridor setbacks: a. Agricultural buildings in accordance with the standards of this part. b. Signs in accordance with the sign standards of this part. c. Landscaping features required by this part and other permitted landscape materials. d. Fences, gates, mailboxes, bus stops and entrances in accordance with the architectural design standards of this part. e. Access ways or access points in accordance with the access standards of this part. f. Bus stops, bus shelters, signage and other such improvements related thereto. g. Signs, markings, traffic control devices and such other improvements related to the safe and efficient movement of traffic. Please show the setback lines from the centerline of each right-of-way to the nearest proposed lot.



PROJECT DATA:

PARCEL ID NUMBERS:
 21-20-32-300-0340-0000
 21-20-32-300-0350-0000
 15-20-32-58C-0000-0360
 15-20-32-58C-0000-0370

TOTAL PROPERTY AREA: 2,382,792.66 SF 54.70 AC

TOTAL NET BUILDABLE AREAS: 2,232,725.66 SF 51.26 AC
 (TOTAL AREA) - (TRACTS C + E)
 (2,372,792.66 SF) - (10,109 + 139,958)

TOTAL LOT AREA: 1,962,681 SF 45.06 AC
 (SUM OF THE AREAS OF LOTS 1-9)

TOTAL TRACT AREA: 420,111.66 SF 9.64 AC
 (TRACTS A + B + C + D + E)
 (SEE TRACT TABLE FOR EACH TRACT AREAS)

AREA DEDICATED FOR ROW: 150,066.66 SF 3.45 AC

ZONING: A-5 (RURAL-5ac)
 R5 (RURAL-5)

FUTURE LAND USE: SINGLE FAMILY DWELLING

PERMITTED USE: 9

TOTAL NO. OF LOTS: 0.176 UNITS/ACRE

PROPOSED DENSITY: 9 UNITS / 51.26 AC

MINIMUM LOT SIZE: 5 ACRES

MINIMUM WIDTH AT BLDG LINE: 150'

BUILDING SETBACKS: 150'

C/L SOUTH HART ROAD: 50 FEET
FRONT: 50 FEET
C/L CR 426: 200 FEET
REAR P/L: 30 FEET
SIDE: 10 FEET

ALLOWABLE BLDG HEIGHT: 35 FEET

ALLOWABLE NO. OF STORIES: 2

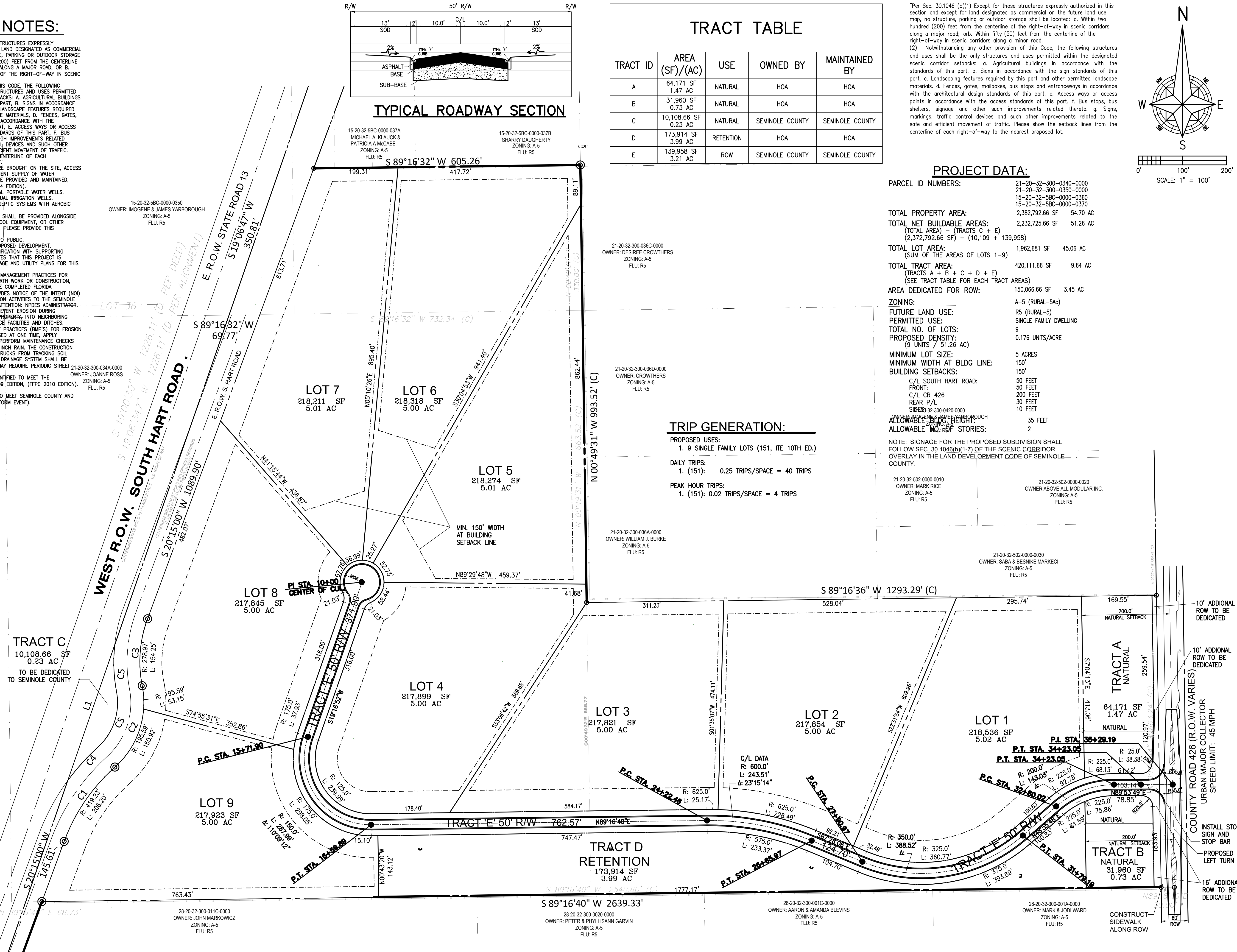
NOTE: SIGNAGE FOR THE PROPOSED SUBDIVISION SHALL FOLLOW SEC. 30.1046(b)(1-7) OF THE SCENIC CORRIDOR OVERLAY IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY.

TRIP GENERATION:

PROPOSED USES:
 1. 9 SINGLE FAMILY LOTS (151, ITE 10TH ED.)

DAILY TRIPS:
 1. (151): 0.25 TRIPS/SPACE = 40 TRIPS

PEAK HOUR TRIPS:
 1. (151): 0.02 TRIPS/SPACE = 4 TRIPS



DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	EMAIL
MAY 31, 2024	1" = 100'	THS	SCM	THS	23130	tomskelton468@gmail.com

AMERICAN CIVIL ENGINEERING CO.
 307 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
 (407) 320-0000
 CERTIFICATE OF AUTHORIZATION NO. 00000220

WILDERNESS ESTATES
 SEMINOLE COUNTY, FLORIDA

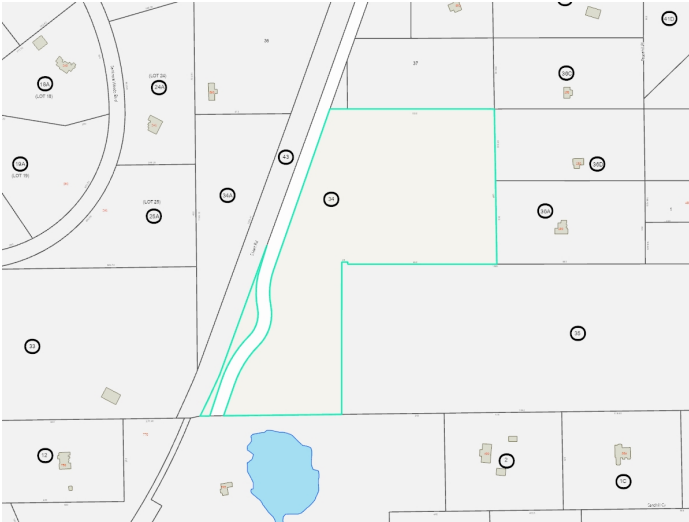
SEE SHEET C10 FOR CROSS SECTIONS THROUGH CR 426

Property Record Card



Parcel: **21-20-32-300-0340-0000**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$451,490 Assessed Value \$451,490
 2023 Tax Bill \$3.99
 Vacant Residential property has a lot size of 19.63 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-20-32-300-0340-0000
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$451,490	\$300
Land Value Agriculture	\$0	\$0
Market Value	\$451,490	\$300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$451,490	\$300

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3.99
Tax Bill Amount	\$3.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 20S RGE 32E
 SW 1/4 OF SE 1/4 (LESS SE
 1/4 + LOT DESC IN ORB 77
 PB 240 & PT NWLY OF FORMER FLAGLER TRAIL
 & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,490	\$0	\$451,490
Schools	\$451,490	\$0	\$451,490
FIRE	\$451,490	\$0	\$451,490
ROAD DISTRICT	\$451,490	\$0	\$451,490
SJWM(Saint Johns Water Management)	\$451,490	\$0	\$451,490

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0078	Vacant	No
WARRANTY DEED	8/1/1988	\$350,000	01988/0940	Vacant	No

Land

Units	Rate	Assessed	Market
19.63 Acres	\$23,000/Acre	\$451,490	\$451,490

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

Description	Year Built	Units	Cost	Assessed
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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 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

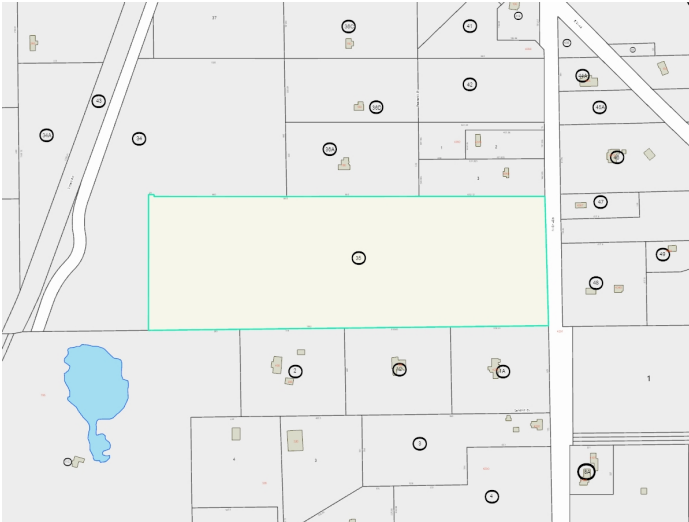
Copyright 2024 © Seminole County Property Appraiser

Property Record Card



Parcel: **21-20-32-300-0350-0000**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$673,900 Assessed Value \$673,900
 2023 Tax Bill \$2,963.32 Tax Savings with Non-Hx Cap \$629.84
 Vacant Residential property has a lot size of 29.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-20-32-300-0350-0000
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$673,900	\$270,000
Land Value Agriculture	\$0	\$0
Market Value	\$673,900	\$270,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$79,425
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$673,900	\$190,575

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,593.16
Tax Bill Amount	\$2,963.32
Tax Savings with Exemptions	\$629.84

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 20S RGE 32E E 3/4 OF S 1/4 OF SE
1/4 + BEG 12 FT W OF SE COR OF SW 1/4 OF
SW 1/4 OF SE 1/4 RUN E 12 FT N 664.88 FT W
25 FT SELY TO POB

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$673,900	\$0	\$673,900
Schools	\$673,900	\$0	\$673,900
FIRE	\$673,900	\$0	\$673,900
ROAD DISTRICT	\$673,900	\$0	\$673,900
SJWM(Saint Johns Water Management)	\$673,900	\$0	\$673,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0078	Vacant	No
WARRANTY DEED	8/1/1988	\$350,000	01988/0940	Vacant	No

Land

Units	Rate	Assessed	Market
29.30 Acres	\$23,000/Acre	\$673,900	\$673,900

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

Zoning	A-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 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

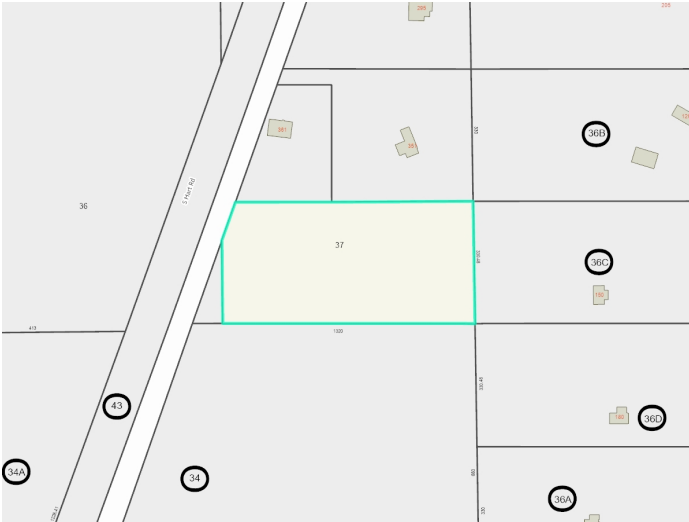
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Record Card



Parcel: **15-20-32-5BC-0000-0370**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$218,832 Assessed Value \$218,832
 2023 Tax Bill \$1,862.50 Tax Savings with Non-Hx Cap \$807.03
 Vacant Residential property has a lot size of 4.56 Acres

Parcel Location



Site View

Parcel Information

Parcel	15-20-32-5BC-0000-0370
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$218,832	\$200,596
Land Value Agriculture	\$0	\$0
Market Value	\$218,832	\$200,596
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$101,769
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$218,832	\$98,827

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,669.53
Tax Bill Amount	\$1,862.50
Tax Savings with Exemptions	\$807.03

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 330 FT LOT 37 E OF ST RD 13
 GENEVA TRACT IN
 SEC 21 TWP 20 RGE 32
 PB 2 PG 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$218,832	\$0	\$218,832
Schools	\$218,832	\$0	\$218,832
FIRE	\$218,832	\$0	\$218,832
ROAD DISTRICT	\$218,832	\$0	\$218,832
SJWM(Saint Johns Water Management)	\$218,832	\$0	\$218,832

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0080	Vacant	No
WARRANTY DEED	12/1/1988	\$35,000	02025/0830	Vacant	Yes

Land

Units	Rate	Assessed	Market
4.56 Acres	\$48,000/Acre	\$218,832	\$218,832

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	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 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

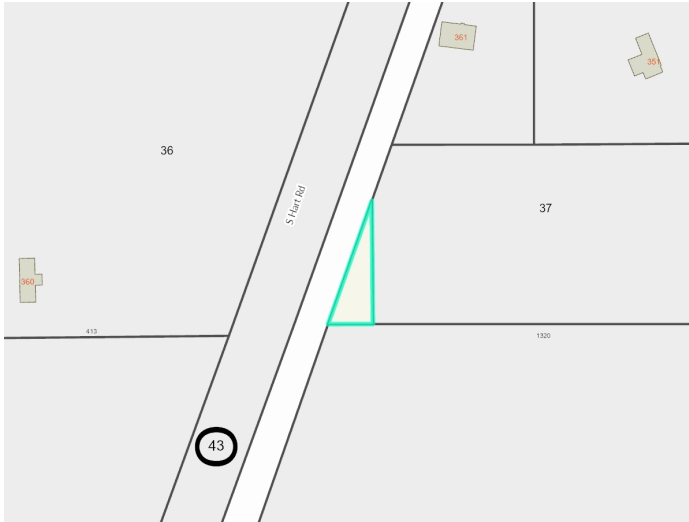
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Property Record Card



Parcel: **15-20-32-5BC-0000-0360**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$29,280 Assessed Value \$29,280
 2023 Tax Bill \$150.18
 Vacant Residential property has a lot size of 0.19 Acres

Parcel Location



Site View

Parcel Information

Parcel	15-20-32-5BC-0000-0360
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	GENEVA TRACT 15-20-32
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$29,280	\$11,285
Land Value Agriculture	\$0	\$0
Market Value	\$29,280	\$11,285
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$29,280	\$11,285

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$150.18
Tax Bill Amount	\$150.18
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 36 E OF OLD SR 13 GENEVA TRACT IN SEC
21 TWP 20 RGE 32 PB 2 PG 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$29,280	\$0	\$29,280
Schools	\$29,280	\$0	\$29,280
FIRE	\$29,280	\$0	\$29,280
ROAD DISTRICT	\$29,280	\$0	\$29,280
SJWM(Saint Johns Water Management)	\$29,280	\$0	\$29,280

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0082	Vacant	No
WARRANTY DEED	12/1/1988	\$4,000	02024/1934	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.61 Acres	\$48,000/Acre	\$29,280	\$29,280

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

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

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 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/26/2024 12:24:03 PM
Project: 24-55200003
Credit Card Number: 37*****2058
Authorization Number: 256324
Transaction Number: 260724017-9C4F0E25-5FCA-462D-9923-D163B52B8701
Total Fees Paid: 4303.80

Fees Paid

Description	Amount
FINAL SUBDIVISION	4225.00
CC CONVENIENCE FEE -- PZ	78.80
Total Amount	4303.80

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

Comment Document – Initial Submittal

PROJECT NAME:	WILDERNESS ESTATES - FINAL ENGINEERING	PROJ #: 24-55200003
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	7/26/24	
RELATED NAMES:	EP THOMAS SKELTON	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-20-32-300-0340-0000+++	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING FOR 9 SINGLE FAMILY RESIDENTIAL LOTS ON 53.68 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE EAST SIDE OF HART RD, SOUTH OF SR 46	
NO OF ACRES	53.68	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE EAST SIDE OF HART RD, SOUTH OF SR 46	
FUTURE LAND USE-	R-5	
APPLICANT:	CONSULTANT:	
DANIEL BOURQUE AULIN HOMES, LLC 295 GENEVA DR OVIDO FL 32765 (407) 739-2167 DANNY@AULINHOMES.COM	THOMAS SKELTON, PE AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD STE 211 WINTER SPRINGS FL 32708 (407) 461-7334 TOMSKELTON468@GMAIL.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Environmental Services	On Sheet C2: General Notes, please remove note 1 and note 2 as they are not relevant to this project. This section of the general notes could be replaced with a reiteration of developmental note 4 from Sheet C6: Subdivision Plan which states: Potable water will be provided by individual potable water wells. Irrigation water will be provided by individual irrigation wells. Wastewater will be provided by individual septic systems with aerobic septic tanks.	Unresolved
2.	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
3.	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
4.	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)	Unresolved
5.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
6.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Unresolved
7.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-	Unresolved

		line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
8.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Unresolved
9.	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
10.	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
11.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
12.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
13.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
14.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
15.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
16.	Natural	Each application for a permit to remove, relocate or replace	Unresolved

	Resources	trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	
17.	Planning and Development	The School Impact Analysis Letter of Determination will be required at the time of the Final Plat. The SCALD letter is only good for two (2) years after it has been approved and signed by the Seminole County School Board.	Info Only
18.	Planning and Development	On the subdivision plan under the site data table, please state the minimum parking requirements of two (2) parking spaces/dwelling unit.	Unresolved
19.	Planning and Development	On the subdivision plan, please show the building envelope and driveways.	Unresolved
20.	Planning and Development	Per Sec. 30.14.19 (d) - Fences are limited to a maximum height of five (5) feet within the front yard setback. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fencing for animal containment, barbed wire is permitted. On the landscape plan, please state that the type of fence to be install is split rail and state the height of the fence.	Unresolved
21.	Planning and Development	On the subdivision plan, please demonstrate where the subdivision sign and the mailbox kiosk will be located.	Unresolved
22.	Planning and Development	Per Sec. 30.10.2.6 (B) Scenic Corridor Signage. (1) All signs shall reflect the rural character of Central Florida and incorporate a traditional typeface and format. Examples of appropriate signage are set out in an attachment to this Part. These signs are to be constructed in accordance with the other provisions of this Code unless otherwise specified in this Part. (2) The faces of all signs shall be made of natural materials or substances derived from natural materials including, but not limited to, wood, stucco, stone, brick and clay tile. (3) No sign shall be internally lighted. Externally illuminated sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign. (4) Each primary residence with access on a major or minor road shall be permitted one (1) sign of not more than one and one-half (1.5) square feet per dwelling unit. (5) Each non-residential use shall be permitted one (1) sign of not more than thirty-six (36) square feet in area and six (6) feet in height. (6) One street name or identification sign of not more than one and one-half (1.5) square feet shall be allowed at each permitted access way or access point along major and minor roads. (7) Notwithstanding any other provision of this Part, no more than one (1) sign per parcel of land or five (5) acres,	Info Only

		whichever is greater in land area, shall be located within the scenic corridor setback along major roads; provided, however, that all signs located within the scenic corridor setback along major roads shall be: (8) Ground signs and shall not exceed six (6) feet in height; and (9) Landscaped with native species in a manner consistent with the landscape treatment portrayed in an attachment to this Part. Please follow these standards when developing the site.	
23.	Planning and Development	Per Sec. 30.10.2.6 (c) - Scenic Corridor regarding Fences, Gates, Mailboxes, and Entranceway features. (1) All fences, gates, mailboxes, and entranceways developed in conjunction with a non-agricultural use within the scenic corridor setback shall be made of natural materials or substances derived from natural materials including, but not limited to, wood, stucco, stone, brick and clay tile. (2) No entranceway feature shall be internally lighted. (3) No fence, gate, mailbox, or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height. (4) No more than forty (40) percent of the surface area of any fence within the scenic corridor setback shall be opaque. Please follow these standards when developing the site.	Info Only
24.	Planning and Development	Per Sec. 30.10.2.6 (3) - Scenic Corridor Setbacks, notwithstanding any other provision of this Code, except within the Commercial, Suburban Estates, and Low Density Residential future land use designations, the following structures and uses shall be the only structures and uses permitted within the designated scenic corridor setbacks: a. Agricultural buildings in accordance with the standards of this Part. b. Signs in accordance with the sign standards of this Part. c. Landscaping features required by this Part and other permitted landscape materials. d. Fences, gates, mailboxes, and entranceways in accordance with the architectural design standards of this Part. e. Access ways or access points in accordance with the access standards of this Part. f. Bus stops, bus shelters, signage, and other such improvements related thereto. g. Signs, markings, traffic control devices, and such other improvements related to the safe and efficient movement of traffic.	Info Only
25.	Planning and Development	On the subdivision plan, please show the drainage and utility easements.	Unresolved
26.	Planning and Development	Please provide an irrigation plan, this plan shall be submitted showing a detailed layout and description of a permanent underground irrigation system providing one (100) percent coverage of all landscaped areas. The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer, and rain sensor device locations. Please refer to	Unresolved

		Sec. 30.14.8 (a - f) regarding the irrigation plan.	
27.	Planning and Development	Please state the finish floor elevation for each lot.	Unresolved
28.	Planning and Development	On the subdivision plan, please revise the tract table to include total square feet, acreage and percentage of single-family lots as well as the total site area, acreage and percentage of the entire subdivision.	Unresolved
29.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required at the time of Final Plat will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Unresolved
30.	Planning and Development	The property is served by well and/or septic. Please contact the FL Department of Health for Septic Requirements and/or permitting. A new system permit will need to be approved by the Seminole County Health Department. Contact: Raymond Roe 407-665-3619 raymond.roe@flhealth.gov. Health Department: http://seminolecohealth.com/EVH/ostds.asp	Info Only
31.	Planning and Development	On the subdivision plan, please provide the school age children table.	Unresolved
32.	Planning and Development	On the subdivision plan, please place a note stating the total acreage of wetlands and flood area on site.	Unresolved
33.	Planning and Development	On the subdivision plan, please provide a note stating that "The stormwater system will be designed to meet Seminole County and SJRWMD (FDEP) requirements".	Unresolved
34.	Planning and Development	On the subdivision plan, please provide a note stating that, "A mandatory homeowners association shall be created to provide for management of all common areas and facilities".	Unresolved
35.	Planning and Development	On the subdivision plan, please provide typical lot sections, showing the setbacks and building pad on the lot section.	Unresolved
36.	Planning and Development	On the subdivision plan, please provide a symbol and abbreviation table.	Unresolved
37.	Planning and Development	Under the site data table, please provide the gross density calculation.	Unresolved
38.	Planning and Development	Policy FLU 3.1.7 Rural Lighting Standards - In order to preserve the rural character and public values of the Rural Boundary, Seminole County shall plan to adopt Dark-sky friendly, rural lighting standards within the Land Development Code, in accordance with Policy FLU 2.5.4	Info Only

		Dark Skies Protection. The standards shall address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.	
39.	Public Safety - Fire Marshal	Per notes on utility plan - Operation, maintenance and testing instructions to be provided in HOA covenants to be reviewed at final engineering. Please provide.	Unresolved
40.	Public Safety - Fire Marshal	Please provide the maintenance agreement for the individual fire suppression systems along with the roads and water tanks per the notes on the plans.	Unresolved
41.	Public Safety - Fire Marshal	Please provide all technical data and supporting documentation verifying compliance with the applicable requirements of the fire code for the water storage tanks and sprinkler systems.	Unresolved
42.	Public Safety - Fire Marshal	Please provide the fire flow calculations in accordance with NFPA 1142, 2017, edition based on the largest home to be built, and all the requirements out of Chapter 4 of NFPA 1142. Please note that if the homes exceed 5,000 sq. ft. additional fire protection measures and water supply may be necessary based on the review. Please place a note on the subdivision plan to state the maximum size of the proposed homes and please demonstrate the minimum water supply requirements.	Unresolved
43.	Public Safety - Fire Marshal	A separate permit and review for the individual sprinkler systems and water tanks shall be provided. Please acknowledge on the plans. Storage tanks to be permitted and installed in accordance with NFPA 22 and Fire sprinklers in accordance with NFPA 13, 13 r or 13D.	Unresolved
44.	Public Safety - Fire Marshal	Please clearly indicate if any proposed gates will be for the subdivision. Gates shall open to a clear width of not less than 20 ft, and electric gates shall be provided with a knock key switch and sos system.	Unresolved
45.	Public Safety - Fire Marshal	Please verify compliance with Chapter 7 and Chapter 8 of the NFPA 1142 in regards to hydrant/storage tank requirements and locations.	Unresolved
46.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes including cul-de-sacs shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
47.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
48.	Public Works - Engineering	The proposed turn lane and transition lane does not meet FDOT requirements. Please revise to meet standards. Be sure to include shoulder and clear zone. Provide sections as	Unresolved

		well.	
49.	Public Works - Engineering	The proposed driveway is not aligned with the driveway across the street. Previously the driveways did align. These accesses should align. Please revise the entrance to align with the driveway across the street.	Unresolved
50.	Public Works - Engineering	Sidewalk is required along County Road 426. Please provide the required sidewalk along the frontage.	Unresolved
51.	Public Works - Engineering	There appears to be one or more power poles that will need to be moved based on the County Road 426 roadway widening. Please provide a detailed survey and demolition plan of items that need to be relocated removed etc.	Unresolved
52.	Public Works - Engineering	Provide detailed grading in the Public ROW. Please show how the drainage will work. Please take the west side drainage into the site.	Unresolved
53.	Public Works - Engineering	The inlets proposed are not standard for a Type "F" Curb roadway. Please revise to Type 1-4 inlets If this is to be a County Public ROW.	Unresolved
54.	Public Works - Engineering	Please provide centerline of road stationing every 100' with 50' marks as well.	Unresolved
55.	Public Works - Engineering	The vertical curbs are marked on the plans but are not shown with the curve on the plan and profiles. Please add the actual curve information both graphically and with text information.	Unresolved
56.	Public Works - Engineering	The pond is required to have a 10' berm all the way around the ponds. Please provide.	Unresolved
57.	Public Works - Engineering	Additional contour elevations are needed. It is extremely hard to tell what the contour elevation are. Ideally spot elevation should be provided on the plans and the survey. Please provide the elevations on all contours. Please provide enough existing spot elevation to ensure contours are correct. Provide proposed spot elevation at all property lines all proposed changes in grade and along the ROW on the property lines to see tie in grades of the road to the lots.	Unresolved
58.	Public Works - Engineering	The geotechnical report is almost 20 years old and not to the current site. Please provide an updated report with at least 2 borings per each retention pond.	Unresolved
59.	Public Works - Engineering	Staff does not agree with the proposed basin map. Most of lots 1, and 6-9 will not be captured and treated as shown in the map without additional grading. As much of the site as possible needs to be treated for stormwater. Please address.	Unresolved
60.	Public Works - Engineering	There is a portion of the site to the south that discharges to this property. It also appears that a portion of this site may currently discharge to that and other properties. The ponds may block the existing historical drainage. Please address the drainage from the property to the south. Do not block any drainage. Please show grading back to natural grade from the ponds. Additional survey is most likely needed for	Unresolved

		that south side of the site. Please provide grading and sections along the south property line. collect and route drainage so that it is not blocked.	
61.	Public Works - Engineering	The drainage calculations show some impervious. It does not break out that impervious to what it is. Is it only the roadway impervious? Does it include any lot impervious. Please clarify. Please show a reasonable lot impervious in the calculations.	Unresolved
62.	Public Works - Engineering	The calculations show the 25-year, 96-hour storm event overtopping the pond. There does not appear to be an emergency overflow. Please provide a stabilized outfall from the site for emergency overflow.	Unresolved
63.	Public Works - Engineering	While these are large lots some way for the lot impervious needs to be collected and treated. It either needs to be taken to the proposed retention system or other retention needs to be provided for the additional impervious for each lot separately. Provide either positive grading to the ponds or propose alternative stormwater treatment lot by lot.	Unresolved
64.	Public Works - Engineering	Due to the number and nature of comments additional comments may be generated on resubmittal.	Unresolved
65.	Public Works - Engineering	A SJRWMD permit will be required at preconstruction meeting. Please be in for the SJRWMD permit.	Info Only

AGENCY/DEPARTMENT MARK UP COMMENTS

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

66.	Planning and Development	Please state "Final Engineering".	006 SUBDIVISION PLAN.pdf	Unresolved
67.	Planning and Development	The minimum width at building lines for Lots 6 and Lot 7 are not meeting the minimum requirement of 150'.	006 SUBDIVISION PLAN.pdf	Unresolved
68.	Planning and Development	Please revise "Allowable Building Height" to state "Maximum Building Height".	006 SUBDIVISION PLAN.pdf	Unresolved
69.	Planning and Development	Please provide the proposed building height of the structures.	006 SUBDIVISION PLAN.pdf	Unresolved
70.	Planning and Development	Please state "Final Engineering Plans for".	001 Cover Sheet.pdf	Unresolved
71.	Planning and Development	Please remove "holdings" from the name of the project.	001 Cover Sheet.pdf	Unresolved
72.	Planning and Development	Please remove the last sentence for note #5.	006 SUBDIVISION PLAN.pdf	Unresolved
73.	Planning and	Please revise to state Sec. 30.10.2.63	006	Unresolved

	Development	(a)(1).	SUBDIVISION PLAN.pdf	
74.	Planning and Development	Please remove this from this note since it was duplicated under the notes section on the plan.	006 SUBDIVISION PLAN.pdf	Unresolved
75.	Planning and Development	Please revise to state Sec. 30.10.2.6 (b)(1-7).	006 SUBDIVISION PLAN.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	Approved	Maya Athanas
Comprehensive Planning	Approved	Maya Athanas
Building Division	No Review Required	Jay Hamm

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/28/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Matthew, Sarah, James, Jim

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

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

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

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

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

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

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